

To be preserved
permanently

App F IX 4

Previous References

1924

ML

File No. 18-14

Serial Nos. 1

Later References

General and Revenue Secretariat.

Serial Nos

Part B for

SUBJECT

Town planning Act for Mysore

G.R.S. 11]

C 215
26 2 16
1914

GENERAL AND REVENUE SECRETARIAT

(int.)

NOTES

File No 118 1/4

FILE HEADING

A town planning Act for Mysore

From

The Chairman of the City Improvement Committee

No 156

Dated 29 6 14

Received

30-6-14 in B. II
1-8-14 (IV)

Diary No

1085

Enclos 2

Spare Copies

Serial No

1

BRIEF ABSTRACT OF LETTER

Reports that the Bangalore City Improvement Committee desire that a town planning Regulation drawn up on the lines of the Bombay Town Planning Act be passed for carrying out improvements proposed for the city & requests that an Act as applicable to the

whole of Mysore may be discussed in the Mysore

NOTES AND ORDERS

Legislative Council

- 2 (1) The Land Acquisition Regulation in force in Mysore which gives ample powers for the acquisition of land for public purposes can not be applied when lands are reserved

Serial
No

in crowded local areas for distribution
of plots for building purposes

(c) Lands may be acquired under
the Land Acqⁿ Regulation for widening
the Avenue Road in the Bangalore city
but for acquiring other properties to
the east of it & allotting them as sites
for shops, proposed by the City Improve-
ment Committee, greater powers are
necessary. Besides the cost of compulsory
acquisition will always be prohibitive

(ii) The City Improvement Committee
propose the removal of banyan bazaar
to another locality. This they cannot
carry out easily as there is no power
to regulate trade, the construction
of shops & ^{to fix} the locality where alone a
particular trade should be carried

(iii) The local bodies require larger
powers to deal adequately with
unsanitary areas & houses & with
the question of improvement of
congested areas in old towns

(iv) Govt or local bodies have
now to finance the schemes of
improvement or abandon them
They can not levy it legally

Serial
No

from owners in proportion to the
unimproved benefits derived from
the schemes

In the Bangalore city for example
the Municipality had to pay very heavy
compensation for land acquired for
opening a lane in Kodpet which
afterwards became of much advantage
to the owner of the property as it
greatly enhanced the value of his
shops abutting on the lane. The Mut
Committee had no power to make
the owner who received large compensation
to pay for improvements (Ordinary
Rudrappa's case No 254-H)

- 3) These and other similar
difficulties can be overcome by
the framing of a Town Planning Act
for Mysore on the lines of the
Bombay Bill. The necessity for
which has been fully discussed
in the statement of objects & reasons
published herewith & by extending
it to important local areas in
consultation with the local bodies.
Submitted to members of the
Public Engineer may also be consulted.

T.S. 61

30/8/14
30/8/14

R. S 12]

1085

General and Revenue
Secretariat

File No 118 of 1914

Serial
No

4 Town Planning Act is no doubt a
great desideratum

5 The levy of 'betterment rates,'
of contributions from the properties
~~imposed by~~ the value of which
is enhanced by an improvement
scheme is really necessary, to
secure satisfactory progress in the improvement
of our slums and of the outskirts
of the older parts of our towns generally

ge. Secy

Ans
3/9

6 I understand that action is
being taken in the P.W. Dept to prepare
a town planning Act in Mysore. The P.W.
Dept may be consulted

7 Immediate communication to the
Secretary to Govt, P.W. Dept, for favour
of opinion

Record
7/9/14. In Mr Secy

4) Mr. Secy
Attyy
the

279 44

G. R. S 12]

General and Revenue
Secretariat

de

File No

48

of 1914

Serial
No

File No 213/10 Wd.

dated the 2nd September

1914

17/9

8

There is no proposal such as the one sent
up by the Chairman of the Bangalore City Improvement
Committee, pending in the Public Works Secretariat.

Town planning regulations may be passed
in consultation with the Municipalities of
Bangalore and Mysore, as they are the parties
interested in the matter.

J. J. M. R. S. S. S.

For Offg. Chief Engineer of Mysore.

Bangalore,

16th September 1914.

del File No. 118 of 1914

Serial
No

9. File resubmitted with the no. opinion of the Secy. P. W. D. If approved, the Mysore City Munc. Council and the Deccan Head Quarter Municipalities may be consulted in the matter.

23/9/14 subd for order

B. S. Secy

23/9

10

A brief draft of a Regn may be kindly prepared by the Comptroller for consideration, in which Mr. Council may be consulted. He may discuss the general lines with the Art Secy & myself.

25/9, 26/9

11. A copy of the Bombay Act I of 1915 with necessary alterations marked in red ink is submitted.

Sec 6 about borrowing powers is adapted from the an adaptation of section 53A of the Mysore Munc. Regn as amended by Regn VIII of 1914.

12. As the alternative suggestion of inserting after Sec 176 of the Munc. Regn a few sections containing the no. in principle of the Bombay Act leaving Munc. Munc. for

mis 105-14

26

File No 118 of 1914

Serial
No

to be regulated by Rules to be framed by
Govt. was not approved, draft in
that respect has not been submitted.

26/6/15

27/4

13 File resubmitted The draft bill
was printed and circulated to delegates
at the Munb. & L. Bd. Conference and
was also considered by the Conference

14 If approved, the draft bill may
be sent to Port III for further action

20 7 15

The necessity for legislation has been
decided in this Branch before the
file can be transferred to Mr III

Govt are aware of the necessity
to enact a Town Planning Regn,
an elaborate note appears unclassified
The draft bill follows the Bombay Act
in all particulars

des see 4)

Port
21/

16

The paper under 5 is serial 5
a letter of 27/6/14 from

R S 12]

General and Revenue
Secretariat

No. File No. 118 of 1914

Serial
No

The Chairman, City (Bombay)
Improvement Committee
and is thought a year

old. The matter however
cannot be ignored of
affairs and requires careful
consideration.

There is plenty of literature
on the subject in Bombay
& in England; but the question
for consideration is whether
a small regulation will
be sufficient ^{here} instead of the
elaborate Regulation of
Bombay.

- 17) It is now admitted that the
Mysore Municipal Regⁿ
— which was a Tapped from
the Bombay Municipal
Regⁿ — is rather elaborate
for small municipalities
and it will be wise on one,
had to profit by this
experience and to make
the proposed Town plan,

Num File No. 118 of 1914

Serial
No.

Reply as simple as the
nature of the subject
admits

22/7/15
22/7/15

2nd member

18) I have taken some time
over this file as I wanted to read
all the Proceedings of the Council by which
connected with the introduction of the Bill
I found the provisions I am all on
board in the Council Regs. are much too
complex & elaborate for the purposes
of an all encompassing. Perhaps
a simpler Reg. like the system that I had
seen very do for B'line all also I will
meet with much less difficulty than the
present as they have already some experience
of its working in the City of London

19) The subject may however be more
of a matter of the content of the Bill
affairs

3/12/15
3/1/16

Dr. Brown

3426
5th 1.16

NOTE—Contn. sheet

1162

10

R S 12]

General and Revenue
Secretariat

Sub File No 118 of 191 16

Serial
No

23) I have already in under
Connection recorded my
opinion that we can do all
that is required for the improve-
ment of our towns, under the
Municipal & Land Acquisition
Regulations. The subject may
however be considered at a
meeting of Council

22/2/16 H. M.

Ct Section for 24/2/16
M. M.
25/2

(For disposal at a meeting)

No C.2/5—

26 2 1916

GENERAL AND REVENUE SECRETARIAT

Council Matter

SUBJECT

(Clause 11 of the Schedule)

Introduction of a Town Planning Act into Mysore.

CIRCULATED TO THE MEMBERS OF COUNCIL

22nd May

1916

By Order,

D M Narasimha Rao

Secretary to Government

Extraordinary Member of Council

First Member of Council

Opinion recorded

Second Member of Council

[Signature]

Mel 118-14

11

Subject.-Clause 11 of the Schedule

Introduction of a Town Planning
Act into Mysore

OPINION OF THE COUNCIL

A Committee consisting of 1) The President
Bangalore City Municipalities, 2) The
President of the Mysore Municipalities, 3) The
Mr K Krishna Rao, 4) The
Sanitary Engineer

2) Mr Ramnathan may visit each of the
aforesaid gentlemen and furnish
a note of their views as to whether
the provisions in the Bill are necessary and
suitable —

- 1 The President B C M
- 2 Ditto Mysore C M
- 3 Mr Krishna Rao
- 4 The Sanitary Engineer
- 5 Mr G Annaswamy

The note may be furnished in a month or
gentlemen may be interviewed & 10
giving their views on the Bill at once
as well before hand

B^v iv

10/1

9/3/16

8/3

[Signature]

[Signature]

B R S 12]

General and Revenue
Secretariat

Ml File No

118 of 1914

Serial
No

22)

Submitted with reference to the Council
Resⁿ (para 21 supra)(i) I have interviewed all the gentlemen
mentioned therein, and their views are
submitted in original(ii) All of them agree that the
draft bill embodies a useful and
necessary piece of legislation and
that it is suitable(iii) A few minor amendments are
suggested by Messrs Lachumana
Rao and D Cruz. They may be
adopted. Some ~~other~~ orders are
necessary in each individual case(iv) Mr Puttanna Chetty has
suggested that the Resⁿ should
be not a mere town planning
Resⁿ but should include provision
for housing schemes as well(v) A few amendments proposed
have to the effect to amend the Resⁿ
in the following(vi) Mr Srinivasa Iyer considers
that the bill cannot apply to 'built'
or 'developed' areas & the report of the
Bombay Select Committee is to the
same effect. It is ^{however} ~~not~~

110

1 R S 12]

General and Revenue
Secretariat

Int

File No

118

of 1914

Serial
No

desirable that the popular advancement
feature of the Bill, brought out
in the T & Lakhmanna Rao's
note should be applied to built
areas as well. It is only then
that the City of Mysore Imp. Reg.
Can be repealed.

(VII) The other 76th consulted
were also of the same opinion.
(VIII) The bill requires thorough thought
recasting in consultation with
Mr III after Govt decides the
points one way or the other

23. The order
24. The delay in the passing the note is due to the
late receipt of the opinion from
the Govt. dated 17/5/16.
Note by a day meeting

The reports of the
A. T. were amplified
in the file for possible
reference

25. This has to be again
brought up before a
meeting of Council

1st Meeting

MT: 18/5/16

18/5-16

26. I would suggest that when
the Bill is repealed & replaced

102
18-5-16

NOTE—Contn sheet

G R. S 12]

General and Revenue
Secretariat

1085-14 14
File No. 118 of 1914

Serial
No

in connection with the Local
Self Govt Scheme the Town Planning
measures may be included in
that amendment bill

may be discussed in Council
Hq -

sent Secy

CS done
24/5

MT

19/5/16

19/5-16

32

Subject - Clause 11 of the Schedule

Introduction of a Town Planning Act
into Mysore

OPINION OF THE COUNCIL

For 19 members approval
be given effect to 1/7 done

Attest Secy (11)

1/7 3-7-16

19/5-16

orders are solicited as
to where this file should be
kept up & whether
of the Rev Secy or that of the
Special Duty Officer

19

Wearied
 Barker & Lind
 to my H. V. K.
 Sympathy in

Bor IV
 To m
 12 1.1

1
 File No 118 of 1914
 LSE/MS3# 15

Inwarded with Compliments
 The Rev Secretary on the duty
 the reference to the Second Member's
 plan in paragraph 26

signature }
 0 1 1917 }
 By order
 W. B. Boman
 In Secy of the
 Rev Dep't

3 asst-let B VI for
 study & personal discussion ^{with me} on
 for the 20th inst

10/12/17

separately put up as
 by the 16th or 17th

note subd
 1911/17
 A note is ordered
 to be put in 10 days
 20 11

This matter was discussed with the Secy
 I think we have to be obtained
 whether the entire draft PM has to be
~~entirely~~ obtained or only a portion
 of it. Then it may perhaps be
 incorporated as a separate chapter
 (Revised Chapter if approved) in the M.E. Key

- The following points require attention
- (1) Whether the Act should apply
 to undeveloped areas only or otherwise
 - (2) Whether it should apply to City & Town
 & C. Councils only

P 3277 *ms*

G R S 12]

General and Revenue
Secretariat

Ind File No 118 of 1914

Serial
No

- (2) Whether *jurisdiction* of Civil Courts shd be *kept*
(taken away entirely) or
(3) Whether *parties* shd be *required* to
exhaust all their *remedies* before going
to Civil Courts for *redress* (*provisional*
matters)
(4) Whether it is desirable that Govt
shd reserve powers of revision or in
interference

Please put up a *note* within a week
on the *above points* (as the *Secy* requires it) also
suggesting the *provisions* to be added
if any in the *Bill*

DM
20/1

13-3-14
11-3-14
10-3-14
9-3-14
8-3-14
7-3-14
6-3-14
5-3-14
4-3-14
3-3-14
2-3-14
1-3-14
30-2-14
29-2-14
28-2-14
27-2-14
26-2-14
25-2-14
24-2-14
23-2-14
22-2-14
21-2-14
20-2-14
19-2-14
18-2-14
17-2-14
16-2-14
15-2-14
14-2-14
13-2-14
12-2-14
11-2-14
10-2-14
9-2-14
8-2-14
7-2-14
6-2-14
5-2-14
4-2-14
3-2-14
2-2-14
1-2-14
31-1-14
30-1-14
29-1-14
28-1-14
27-1-14
26-1-14
25-1-14
24-1-14
23-1-14
22-1-14
21-1-14
20-1-14
19-1-14
18-1-14
17-1-14
16-1-14
15-1-14
14-1-14
13-1-14
12-1-14
11-1-14
10-1-14
9-1-14
8-1-14
7-1-14
6-1-14
5-1-14
4-1-14
3-1-14
2-1-14
1-1-14
31-12-13
30-12-13
29-12-13
28-12-13
27-12-13
26-12-13
25-12-13
24-12-13
23-12-13
22-12-13
21-12-13
20-12-13
19-12-13
18-12-13
17-12-13
16-12-13
15-12-13
14-12-13
13-12-13
12-12-13
11-12-13
10-12-13
9-12-13
8-12-13
7-12-13
6-12-13
5-12-13
4-12-13
3-12-13
2-12-13
1-12-13
31-11-13
30-11-13
29-11-13
28-11-13
27-11-13
26-11-13
25-11-13
24-11-13
23-11-13
22-11-13
21-11-13
20-11-13
19-11-13
18-11-13
17-11-13
16-11-13
15-11-13
14-11-13
13-11-13
12-11-13
11-11-13
10-11-13
9-11-13
8-11-13
7-11-13
6-11-13
5-11-13
4-11-13
3-11-13
2-11-13
1-11-13
31-10-13
30-10-13
29-10-13
28-10-13
27-10-13
26-10-13
25-10-13
24-10-13
23-10-13
22-10-13
21-10-13
20-10-13
19-10-13
18-10-13
17-10-13
16-10-13
15-10-13
14-10-13
13-10-13
12-10-13
11-10-13
10-10-13
9-10-13
8-10-13
7-10-13
6-10-13
5-10-13
4-10-13
3-10-13
2-10-13
1-10-13
31-9-13
30-9-13
29-9-13
28-9-13
27-9-13
26-9-13
25-9-13
24-9-13
23-9-13
22-9-13
21-9-13
20-9-13
19-9-13
18-9-13
17-9-13
16-9-13
15-9-13
14-9-13
13-9-13
12-9-13
11-9-13
10-9-13
9-9-13
8-9-13
7-9-13
6-9-13
5-9-13
4-9-13
3-9-13
2-9-13
1-9-13
31-8-13
30-8-13
29-8-13
28-8-13
27-8-13
26-8-13
25-8-13
24-8-13
23-8-13
22-8-13
21-8-13
20-8-13
19-8-13
18-8-13
17-8-13
16-8-13
15-8-13
14-8-13
13-8-13
12-8-13
11-8-13
10-8-13
9-8-13
8-8-13
7-8-13
6-8-13
5-8-13
4-8-13
3-8-13
2-8-13
1-8-13
31-7-13
30-7-13
29-7-13
28-7-13
27-7-13
26-7-13
25-7-13
24-7-13
23-7-13
22-7-13
21-7-13
20-7-13
19-7-13
18-7-13
17-7-13
16-7-13
15-7-13
14-7-13
13-7-13
12-7-13
11-7-13
10-7-13
9-7-13
8-7-13
7-7-13
6-7-13
5-7-13
4-7-13
3-7-13
2-7-13
1-7-13
31-6-13
30-6-13
29-6-13
28-6-13
27-6-13
26-6-13
25-6-13
24-6-13
23-6-13
22-6-13
21-6-13
20-6-13
19-6-13
18-6-13
17-6-13
16-6-13
15-6-13
14-6-13
13-6-13
12-6-13
11-6-13
10-6-13
9-6-13
8-6-13
7-6-13
6-6-13
5-6-13
4-6-13
3-6-13
2-6-13
1-6-13
31-5-13
30-5-13
29-5-13
28-5-13
27-5-13
26-5-13
25-5-13
24-5-13
23-5-13
22-5-13
21-5-13
20-5-13
19-5-13
18-5-13
17-5-13
16-5-13
15-5-13
14-5-13
13-5-13
12-5-13
11-5-13
10-5-13
9-5-13
8-5-13
7-5-13
6-5-13
5-5-13
4-5-13
3-5-13
2-5-13
1-5-13
31-4-13
30-4-13
29-4-13
28-4-13
27-4-13
26-4-13
25-4-13
24-4-13
23-4-13
22-4-13
21-4-13
20-4-13
19-4-13
18-4-13
17-4-13
16-4-13
15-4-13
14-4-13
13-4-13
12-4-13
11-4-13
10-4-13
9-4-13
8-4-13
7-4-13
6-4-13
5-4-13
4-4-13
3-4-13
2-4-13
1-4-13
31-3-13
30-3-13
29-3-13
28-3-13
27-3-13
26-3-13
25-3-13
24-3-13
23-3-13
22-3-13
21-3-13
20-3-13
19-3-13
18-3-13
17-3-13
16-3-13
15-3-13
14-3-13
13-3-13
12-3-13
11-3-13
10-3-13
9-3-13
8-3-13
7-3-13
6-3-13
5-3-13
4-3-13
3-3-13
2-3-13
1-3-13
31-2-13
30-2-13
29-2-13
28-2-13
27-2-13
26-2-13
25-2-13
24-2-13
23-2-13
22-2-13
21-2-13
20-2-13
19-2-13
18-2-13
17-2-13
16-2-13
15-2-13
14-2-13
13-2-13
12-2-13
11-2-13
10-2-13
9-2-13
8-2-13
7-2-13
6-2-13
5-2-13
4-2-13
3-2-13
2-2-13
1-2-13
31-1-13
30-1-13
29-1-13
28-1-13
27-1-13
26-1-13
25-1-13
24-1-13
23-1-13
22-1-13
21-1-13
20-1-13
19-1-13
18-1-13
17-1-13
16-1-13
15-1-13
14-1-13
13-1-13
12-1-13
11-1-13
10-1-13
9-1-13
8-1-13
7-1-13
6-1-13
5-1-13
4-1-13
3-1-13
2-1-13
1-1-13
31-12-12
30-12-12
29-12-12
28-12-12
27-12-12
26-12-12
25-12-12
24-12-12
23-12-12
22-12-12
21-12-12
20-12-12
19-12-12
18-12-12
17-12-12
16-12-12
15-12-12
14-12-12
13-12-12
12-12-12
11-12-12
10-12-12
9-12-12
8-12-12
7-12-12
6-12-12
5-12-12
4-12-12
3-12-12
2-12-12
1-12-12
31-11-12
30-11-12
29-11-12
28-11-12
27-11-12
26-11-12
25-11-12
24-11-12
23-11-12
22-11-12
21-11-12
20-11-12
19-11-12
18-11-12
17-11-12
16-11-12
15-11-12
14-11-12
13-11-12
12-11-12
11-11-12
10-11-12
9-11-12
8-11-12
7-11-12
6-11-12
5-11-12
4-11-12
3-11-12
2-11-12
1-11-12
31-10-12
30-10-12
29-10-12
28-10-12
27-10-12
26-10-12
25-10-12
24-10-12
23-10-12
22-10-12
21-10-12
20-10-12
19-10-12
18-10-12
17-10-12
16-10-12
15-10-12
14-10-12
13-10-12
12-10-12
11-10-12
10-10-12
9-10-12
8-10-12
7-10-12
6-10-12
5-10-12
4-10-12
3-10-12
2-10-12
1-10-12
31-9-12
30-9-12
29-9-12
28-9-12
27-9-12
26-9-12
25-9-12
24-9-12
23-9-12
22-9-12
21-9-12
20-9-12
19-9-12
18-9-12
17-9-12
16-9-12
15-9-12
14-9-12
13-9-12
12-9-12
11-9-12
10-9-12
9-9-12
8-9-12
7-9-12
6-9-12
5-9-12
4-9-12
3-9-12
2-9-12
1-9-12
31-8-12
30-8-12
29-8-12
28-8-12
27-8-12
26-8-12
25-8-12
24-8-12
23-8-12
22-8-12
21-8-12
20-8-12
19-8-12
18-8-12
17-8-12
16-8-12
15-8-12
14-8-12
13-8-12
12-8-12
11-8-12
10-8-12
9-8-12
8-8-12
7-8-12
6-8-12
5-8-12
4-8-12
3-8-12
2-8-12
1-8-12
31-7-12
30-7-12
29-7-12
28-7-12
27-7-12
26-7-12
25-7-12
24-7-12
23-7-12
22-7-12
21-7-12
20-7-12
19-7-12
18-7-12
17-7-12
16-7-12
15-7-12
14-7-12
13-7-12
12-7-12
11-7-12
10-7-12
9-7-12
8-7-12
7-7-12
6-7-12
5-7-12
4-7-12
3-7-12
2-7-12
1-7-12
31-6-12
30-6-12
29-6-12
28-6-12
27-6-12
26-6-12
25-6-12
24-6-12
23-6-12
22-6-12
21-6-12
20-6-12
19-6-12
18-6-12
17-6-12
16-6-12
15-6-12
14-6-12
13-6-12
12-6-12
11-6-12
10-6-12
9-6-12
8-6-12
7-6-12
6-6-12
5-6-12
4-6-12
3-6-12
2-6-12
1-6-12
31-5-12
30-5-12
29-5-12
28-5-12
27-5-12
26-5-12
25-5-12
24-5-12
23-5-12
22-5-12
21-5-12
20-5-12
19-5-12
18-5-12
17-5-12
16-5-12
15-5-12
14-5-12
13-5-12
12-5-12
11-5-12
10-5-12
9-5-12
8-5-12
7-5-12
6-5-12
5-5-12
4-5-12
3-5-12
2-5-12
1-5-12
31-4-12
30-4-12
29-4-12
28-4-12
27-4-12
26-4-12
25-4-12
24-4-12
23-4-12
22-4-12
21-4-12
20-4-12
19-4-12
18-4-12
17-4-12
16-4-12
15-4-12
14-4-12
13-4-12
12-4-12
11-4-12
10-4-12
9-4-12
8-4-12
7-4-12
6-4-12
5-4-12
4-4-12
3-4-12
2-4-12
1-4-12
31-3-12
30-3-12
29-3-12
28-3-12
27-3-12
26-3-12
25-3-12
24-3-12
23-3-12
22-3-12
21-3-12
20-3-12
19-3-12
18-3-12
17-3-12
16-3-12
15-3-12
14-3-12
13-3-12
12-3-12
11-3-12
10-3-12
9-3-12
8-3-12
7-3-12
6-3-12
5-3-12
4-3-12
3-3-12
2-3-12
1-3-12
31-2-12
30-2-12
29-2-12
28-2-12
27-2-12
26-2-12
25-2-12
24-2-12
23-2-12
22-2-12
21-2-12
20-2-12
19-2-12
18-2-12
17-2-12
16-2-12
15-2-12
14-2-12
13-2-12
12-2-12
11-2-12
10-2-12
9-2-12
8-2-12
7-2-12
6-2-12
5-2-12
4-2-12
3-2-12
2-2-12
1-2-12
31-1-12
30-1-12
29-1-12
28-1-12
27-1-12
26-1-12
25-1-12
24-1-12
23-1-12
22-1-12
21-1-12
20-1-12
19-1-12
18-1-12
17-1-12
16-1-12
15-1-12
14-1-12
13-1-12
12-1-12
11-1-12
10-1-12
9-1-12
8-1-12
7-1-12
6-1-12
5-1-12
4-1-12
3-1-12
2-1-12
1-1-12
31-12-11
30-12-11
29-12-11
28-12-11
27-12-11
26-12-11
25-12-11
24-12-11
23-12-11
22-12-11
21-12-11
20-12-11
19-12-11
18-12-11
17-12-11
16-12-11
15-12-11
14-12-11
13-12-11
12-12-11
11-12-11
10-12-11
9-12-11
8-12-11
7-12-11
6-12-11
5-12-11
4-12-11
3-12-11
2-12-11
1-12-11
31-11-11
30-11-11
29-11-11
28-11-11
27-11-11
26-11-11
25-11-11
24-11-11
23-11-11
22-11-11
21-11-11
20-11-11
19-11-11
18-11-11
17-11-11
16-11-11
15-11-11
14-11-11
13-11-11
12-11-11
11-11-11
10-11-11
9-11-11
8-11-11
7-11-11
6-11-11
5-11-11
4-11-11
3-11-11
2-11-11
1-11-11
31-10-11
30-10-11
29-10-11
28-10-11
27-10-11
26-10-11
25-10-11
24-10-11
23-10-11
22-10-11
21-10-11
20-10-11
19-10-11
18-10-11
17-10-11
16-10-11
15-10-11
14-10-11
13-10-11
12-10-11
11-10-11
10-10-11
9-10-11
8-10-11
7-10-11
6-10-11
5-10-11
4-10-11
3-10-11
2-10-11
1-10-11
31-9-11
30-9-11
29-9-11
28-9-11
27-9-11
26-9-11
25-9-11
24-9-11
23-9-11
22-9-11
21-9-11
20-9-11
19-9-11
18-9-11
17-9-11
16-9-11
15-9-11
14-9-11
13-9-11
12-9-11
11-9-11
10-9-11
9-9-11
8-9-11
7-9-11
6-9-11
5-9-11
4-9-11
3-9-11
2-9-11
1-9-11
31-8-11
30-8-11
29-8-11
28-8-11
27-8-11
26-8-11
25-8-11
24-8-11
23-8-11
22-8-11
21-8-11
20-8-11
19-8-11
18-8-11
17-8-11
16-8-11
15-8-11
14-8-11
13-8-11
12-8-11
11-8-11
10-8-11
9-8-11
8-8-11
7-8-11
6-8-11
5-8-11
4-8-11
3-8-11
2-8-11
1-8-11
31-7-11
30-7-11
29-7-11
28-7-11
27-7-11
26-7-11
25-7-11
24-7-11
23-7-11
22-7-11
21-7-11
20-7-11
19-7-11
18-7-11
17-7-11
16-7-11
15-7-11
14-7-11
13-7-11
12-7-11
11-7-11
10-7-11
9-7-11
8-7-11
7-7-11
6-7-11
5-7-11
4-7-11
3-7-11
2-7-11
1-7-11
31-6-11
30-6-11
29-6-11
28-6-11
27-6-11
26-6-11
25-6-11
24-6-11
23-6-11
22-6-11
21-6-11
20-6-11
19-6-11
18-6-11
17-6-11
16-6-11
15-6-11
14-6-11
13-6-11
12-6-11
11-6-11
10-6-11
9-6-11
8-6-11
7-6-11
6-6-11
5-6-11
4-6-11
3-6-11
2-6-11
1-6-11
31-5-11
30-5-11
29-5-11
28-5-11
27-5-11
26-5-11
25-5-11
24-5-11
23-5-11
22-5-11
21-5-11
20-5-11
19-5-11
18-5-11
17-5-11
16-5-11
15-5-11
14-5-11
13-5-11
12-5-11
11-5-11
10-5-11
9-5-11
8-5-11
7-5-11
6-5-11
5-5-11
4-5-11
3-5-11
2-5-11
1-5-11
31-4-11
30-4-11
29-4-11
28-4-11
27-4-11
26-4-11
25-4-11
24-4-11
23-4-11
22-4-11
21-4-11
20-4-11
19-4-11
18-4-11
17-4-11
16-4-11
15-4-11
14-4-11
13-4-11
12-4-11
11-4-11
10-4-11
9-4-11
8-4-11
7-4-11
6-4-11
5-4-11
4-4-11
3-4-11
2-4-11
1-4-11
31-3-11
30-3-11
29-3-11
28-3-11
27-3-11
26-3-11
25-3-11
24-3-11
23-3-11
22-3-11
21-3-11
20-3-11
19-3-11
18-3-11
17-3-11
16-3-11
15-3-11
14-3-11
13-3-11
12-3-11
11-3-11
10-3-11
9-3-11
8-3-11
7-3-11
6-3-11
5-3-11
4-3-11
3-3-11
2-3-11
1-3-11
31-2-11
30-2-11
29-2-11
28-2-11
27-2-11
26-2-11
25-2-11
24-2-11
23-2-11
22-2-11
21-2-11
20-2-11
19-2-11
18-2-11
17-2-11
16-2-11
15-2-11
14-2-11
13-2-11
12-2-11
11-2-11
10-2-11
9-2-11
8-2-11
7-2-11
6-2-11
5-2-11
4-2-11
3-2-11
2-2-11
1-2-11
31-1-11
30-1-11
29-1-11
28-1-11
27-1-11
26-1-11
25-1-11
24-1-11
23-1-11
22-1-11
21-1-11
20-1-11
19-1-11
18-1-11
17-1-11
16-1-11
15-1-11
14-1-11
13-1-11
12-1-11
11-1-11
10-1-11
9-1-11
8-1-11
7-1-11
6-1-11
5-1-11
4-1-11
3-1-11
2-1-11
1-1-11
31-12-10
30-12-10
29-12-10
28-12-10
27-12-10
26-12-10
25-12-10
24-12-10
23-12-10
22-12-10
21-12-10
20-12-10
19-12-10
18-12-10
17-12-10
16-12-10
15-12-10
14-12-10
13-12-10
12-12-10
11-12-10
10-12-10
9-12-10
8-12-10
7-12-10
6-12-10
5-12-10
4-12-10
3-12-10
2-12-10
1-12-10
31-11-10
30-11-10
29-11-10
28-11-10
27-11-10
26-11-10
25-11-10
24-11-10
23-11-10
22-11-10
21-11-10
20-11-10
19-11-10
18-11-10
17-11-10
16-11-10
15-11-10
14-11-10
13-11-10
12-11-10
11-11-10
10-11-10
9-11-10
8-11-10
7-11-10
6-11-10
5-11-10
4-11-10
3-11-10
2-11-10
1-11-10
31-10-10
30-10-10
29-10-10
28-10-10
27-10-10
26-10-10
25-10-10
24-10-10
23-10-10
22-10-10
21-10-10
20-10-10
19-10-10
18-10-10
17-10-10
16-10-10
15-10-10
14-10-10
13-10-10
12-10-10
11-10-10
10-10-10
9-10-10
8-10-10
7-10-10
6-10-10
5-10-10
4-10-10
3-10-10
2-10-10
1-10-10
31-9-10
30-9-10
29-9-10
28-9-10
27-9-10
26-9-10
25-9-10
24-9-10
23-9-10
22-9-10
21-9-10
20-9-10
19-9-10
18-9-10
17-9-10
16-9-10
15-9-10
14-9-10
13-9-10
12-9-10
11-9-10
10-9-10
9-9-10
8-9-10
7-9-10
6-9-10
5-9-10
4-9-10
3-9-10
2-9-10
1-9-10
31

L.S.G. ^{June 3}

Routine Notes

[To be used only for notes, requisitions, etc., not intended for permanent record]

Note on the file relating
to the Town Planning Bill
In June 1914, the
Bangalore City Improve-
ment Committee re-
solved that a Town
Planning Regulation
on the lines of the
Bombay Town Planning
Bill (now Act) was ne-
cessary to carry out the
improvements proposed
for the city.

2 A Town Planning
Bill was accordingly drafted
in Pt IV of the GRS
in April 1915 and circulated
to delegates at the Ind &
L B Conference & was
favourably
considered by the Conference

N B —Should routine notes be written on small slips
the notes must be copied or slips pasted on
this form

G R S III-31

Routine Notes

[To be used only for notes, requisitions, etc., not intended for permanent record]

3 On the file being Subd
to the Rev Secy (Mr
V. R. T.) recorded the
following opinion

It is now admitted
that the Mysore Munsif
Regn wh was adapted
from the Bombay Munsif
Regn is rather elaborate
for small municipalities
It will be wise on one's
part to profit by this
experience and to make
the proposed Form Planning
Regn as simple as the
nature of the subject
admits "

4 The Second member
of Council (now 187
members) agreeing in
the

N D —Should routine notes be written on small slips
the notes must be copied or slips pasted on
this form

G R S III—3]

Routine Notes

[To be used only for notes, requisitions, etc., not intended for permanent record]

the above view observed that a Supplier Regulation like the Mysore Ag. Supp. Regn would do for Bangalore also & that it would meet with much less opposition from the people as they had some experience by its working in the City of Mysore

5 The then 181 member (Mr. H. V. N.) was also not in favour of the proposed bill

6 The question was considered at the meeting of the Council held on 8.3.1916. The Council directed Mr. A. V. Ramanaiah

N B —Should routine notes be written on small slip
the notes must be copied or slips pasted on
this form

G R S III—3]

Routine Notes

[To be used only for notes, requisitions, etc not intended for permanent record]

to interview each every
one of the following gentle
men & furnish a note
of their views as to
whether the provisions
in the Bill are necessary
& suitable

- 1 Presd Bangalore Ag mcl
- 2 Do Mysore do
- 3 Mr K Kusthalingam
- 4 Mr Sanyal
- 5 Mr G Srinivasan

All of these gentlemen
are agreed that the
provisions of the bill
are necessary & suitable
But the Presd of the
Bangalore Ag mcl
(Mr K. P. P.) states
that

N.B.—Should routine notes be written on small slips
the notes must be copied or slips pasted on
this form

G R S III-3]

Routine Notes

[To be used only for notes, requisitions, etc., not intended for permanent record]

that a chapter may be added making provision for the preparation & execution of Schemes for the benefit of the poorer classes, and for giving aid to public bodies undertaking such Schemes. Mr J. G. Lakshmanan Rao, Chief of the Mysore Civil Supply suggests that the bill may be amended so as to ~~also~~ provide for Town Improvement also. Mr G. Sumanasagar states the bill as framed can apply only to undeveloped areas. Mr J. Cruz, the Surveyor suggests

of the City of Mysore
Impt. Regn. is to
be repealed.

N B — Should routine notes be written on small slip
the notes must be copied or slips pasted on
this form

W D 84—GPB—60,000—20,716

G R S III-3]

Routine Notes

[To be used only for notes requisitions, etc not intended for permanent record]

Suggests that provision should be made in the bill for the allocation of particular areas or zones for particular casts or people engaged in particular crafts or professions

6 With reference to the above suggestions observations Mr Ramanathan said that the ^{bill} required slight recasting in consultation with Govt after Govt decided the point on way or the other

N D —Should routine notes be written on small slips the notes must be copied on slips pasted on this form

W D 81-GPB-60 000-20716

7 On the file being sent to 1st member (now 2nd member) for

Routine Notes

[To be used only for notes, requisitions, etc. not intended for permanent record]

for orders, he recorded
the following opinion

I would suggest
that when the Mil
Regn is amended
in connection with the
L.S.C. Scheme the
Town Planning measures
may be embodied
in that amendment
bill

may be discussed in
Council

8 It was decided in
Council on 17/19/16
that the First Mem-
bers approval might
be given effect to

N.B.—Should routine notes be written on small slip
the notes must be copied on slips pasted on
this form

W D 84—GPB—60 000—237 15

AK
1.191

Routine Notes.

[To be used only for notes, requisitions, etc not intended for permanent record.]

This is a file
of the L.S. & Co
may be returned

1911
This was one of the
files put up under the
Principal Amendment
Bill which was placed
before the Legislature
in 1913 and the
other files have been
taken back by Mr
S. Satharamaya

20 March 1911
Wm. C. K.

The question is about the
introduction of a Bill
for the purpose of
the amendment

F.B — Should routine notes be written on small slips
the notes must be copied, or slips pasted on
this form.

1911 job had been revised
for action in the day for
(now for branch) and it
is returned in March
final order of that branch

It is not convenient
to take the job back
without the order of the
branch officer. This
may therefore be returned
to the Branch

1911 12 11

21
371

Let

It will be seen from the file
L.S. 44-17 that the
below that the committee
appointed to consider the L.S. 9
has not considered it
necessary to include the
amendment. Let me be amended.

L

Routine Notes.

[To be used only for notes, requisitions, etc. not intended for permanent record.]

of the Minneapolis. - Since
the question was not pursued
in the Park Branch the
question of answering the
municipal type has
been pursued and the matter was finally
withdrawn. It is for the
Administrative Branch
to further pursue the
question or not.
L.H. Foster

30
1-2-29

The file may be sent
to the Reg. for further
action if any

1/2

yes
1/2

(L.H. Foster)

~~The question may be~~
than for I would let them
one now. Counsel in it. When he
comes on the 1st of the
1/2

Serial
No

The question relates to the enactment of a Town Planning Regulation for Mysore. It was proposed to insert the draft bill prepared for this purpose as a separate Chapter at the end of the Municipal Regulation. It is 12 years since the proposal was made and the question has not been pursued. ~~for~~ The exact provisions of Law which are in force in this matter in the British provinces may perhaps be perused before taking any further action in the matter ~~of~~ the Executive Engineer, Town Planning & ~~and~~ Sanitary Division may be consulted as to whether any provisions are necessary for Town Improvements in Municipalities other than Bangalore and Mysore cities. The question does not appear to ~~be referred~~ ^{be referred} for being referred to the Municipal Regulation --- Amendment Committee.

Submitted for orders.

25

9/1/30

The bill was drafted about 15 years ago. The object being to provide for Town Schemes in the City Municipalities of Bangalore & Mysore and over other municipalities to which the provisions may be extended from time to time by act. The bill was intended to provide in the manner enumerated in clause 3 of the draft bill.

On the Sampley alg - there was a separate improvement to efflux in some time which added to the improvement of the alg in several directions in which parts were painted as in

Serial
No.

The first was from 1911. The first
for improvement works under
which extensive work was made
city was kept up in several
particulars. A Roman scheme
was prepared though it could not
be carried out for want of funds
adequate water supply.

The Improvement board has been
amalgamated with the Municipal
~~and the work now, a committee of~~
~~and the work now, a committee of~~
by a separate committee of the
Council. All the big sort of
improvements are done under
the expert guidance of the Secy
of Public Works and the first
plant is now under the Secy
a year and with the limited
resources of the Council it is
too much to expect them to
undertake improvements & other
schemes ^{concerning} town planning
on any ~~adequate~~ scale.

As regard other areas
under town planning that comes to
the town planning schemes are
now taken up under the advice
& guidance of the Secy for
Public Works. Town planning division
who is also required to consult
the Secy of Public Works & the Engineer

Serial
No.

in important schemes. The
S. C. M. Engineer has been given
a special staff ~~to assist~~ in
connection with the scheme &
the Council are required to carry
out the suggestions by the Engineer
in the matter of lay out of the
main drainage work supply
& other schemes connected with
the improvement or starting of
towns and even villages.

The Govt have ordered that as
to the matter in regard to the
funds of the Council may be
opened and they are assisted
in the Govt by Govt to be
under the improvements.

Under this the Council are
now attending to various works
required for the several matters
referred to in Clause 3 of the
Bill. These works have to be
attended to gradually as the
resources either of Govt or of
the Council are not sufficient.

As a separate Chapter
in the Bill seems that
it is imperative at present
to may perhaps be thought
when the Council have not
adequate resources & the ad-

Serial
No.

The Council have become very
dissatisfied. Many of the
complaints are not at all to be
admitted. The Council appears
dissatisfied only at they have
found fault with the Council
wants and what are
improvements required. They
be carried under the provisions of
the Gas by Regulation and standing
orders.

2nd Member)
I agree

28
22/1/30

28
24/1/30
28
25/1

I agree the papers will be
and remain on B with a
copy of this bill.

25/1/30

28
27/1/30

REV SECT

L S G

5593
23/1

Routine Notes

[To be used only for notes ~~transmissions~~, etc not intended for permanent record]Submitted

Some of the powers require for town planning in addition to those contemplated in Minn. & Land Acq. Regulations are the following

Power to acquire part only of a property instead of being required to acquire the whole at the option of the owner

(2) Power to acquire for prospective development

(3) Power to acquire on behalf of individuals

(4) Power to redistribute plots

(5) Power to levy contribution from frontagers for betterment

(6) Power to regulate the artistic standard of the buildings as also their elevation with

(7) reference to bible of streets

NB — Should routine notes be written on small slips the notes must be copied or slips pasted on this form

Routine Notes

[To be used only for notes, requisitions etc, not intended for permanent record]

- (7) Power to fix proportion
a site which can be covered
by building
- (8) Power to prohibit the
devision of property
- (9) Power to advance money
to individuals and ^{to} ~~for~~
of a philanthropic character
for the purpose of honour
the poor

- 2) The following powers in
the draft bill ~~are not~~
are not contemplated in
the M.L. and Land Acq. Reg.
Sec 36, Sec 3(1), & Sec 50, Sec 31
Sec 3(1), Sec 11 b & d, Sec 14
Sec 17, Sec 19, Sec 21(2), Sec 27,
Sec 42A Sec 44

MMS
16/3/16

N B - Should routine notes be written on small slips
the notes must be copied, or slips pasted on
this form

Local Boards and Municipal
Conference, Mysore, 1915.

RESOLUTIONS

Resolution No. 1

Proposer—Rao Bahadur Mr M C
Rangtengar SA

KINDS OF MUNICIPALITIES

That this Conference is of the opinion
that three kinds of municipalities should
be recognised, *viz*

- (a) City Municipality,
- (b) Town Municipality,
- (c) Minor Municipalities

That the limit of population for each
class of municipality be as follows —

City Municipality	25,000
Town Municipality	All district head- quarters and such of the other towns as contain a popu- lation of not less than 7,000
Minor Municipality	All taluk or sub- taluk headquar- ters and only such of the other locali- ties as have a popu- lation of not less than 2,500

Resolution No '2—

Proposer—Mr Karnik Krishnamurthi Rao
of Bangalore

CONSTITUTION OF TALUK BOARDS

That this Conference is of the opinion—

- (a) that Taluk Boards in Mysore be
reconstituted on the Madras
model *viz*, one Board for each
Revenue Sub Division, and be
endowed with corporate exist-
ence and independent funds,
- (b) that in such of the taluks as are
under the direct charge of the
Deputy Commissioner a separate
Board be constituted for each
taluk with corporate existence
and independent funds

Resolution No 3—

Proposer—Mr K Ramanujavengar, Tumkur

UNIONS

That this Conference confirms the recommendations of the Local Self Government Committee as regards the constitution, powers, finances, and functions of Union Panchayets, subject to the alteration that the Chairman of the Panchayet should be elected whenever practicable

Resolution No 4—

Proposer—Mr Gimmaji Rao of Kolar

ELECTED MEMBERS ON MUNICIPAL AND LOCAL BOARDS

That this Conference is of the opinion that the proportion of elected members should be at least two-thirds in the case of City Municipal Councils and District Boards, half in the case of Town Municipal Councils and Sub District Boards, and one-third in the case of Minor Municipal Councils and Unions

Resolution No 5—

Proposer—Mr B Narasinga Rao of Seringapatam

PRESIDENTS AND VICE-PRESIDENTS OF LOCAL BODIES

That this Conference is of the opinion that the ideal of appointing both the President and the Vice-President of each Local Body by election should be steadily kept in view, but that for the present the following rules be observed —

- (a) In the City Municipal Councils both the President and the Vice-President should be elected by the Council
- (b) In the case of Town Municipal Councils at District or Sub-Division headquarters either of the above two posts should be filled up by election
- (c) In all the other Municipal Councils, non-official Vice-Presidents be appointed wherever suitable candidates are forthcoming
- (d) In the case of Local Boards non-official Vice-Presidents be appointed wherever possible

Resolution No 6—

Proposer—Mr M Venkatakrishnaiah

CHIEF OFFICER

This Conference is of the opinion that to ensure the initiation of well-considered schemes of municipal progress and in the interests of more efficient municipal administration, it is desirable that the President and the Vice-President of the City Municipal Councils should be relieved from the ordinary work of routine administration and that a Chief Officer be appointed as contemplated in the Mysore Municipal Regulation

Resolution No 7—

Proposer—Rao Bahadur Mr M C Rangengar, B A.

POWERS OF LOCAL BODIES

That this Conference endorses all the recommendations of the Local Self-Government Committee regarding the grant of full powers to Municipal Councils and District Boards, and the delegation of larger powers of appointment, and of control over establishments

Resolution No 8—

Proposer—Rao Bahadur Mr M C Rangengar, B A

AMENDMENT OF THE MUNICIPAL
REGULATION

That this Conference is of the opinion that the Mysore Municipal Regulation VII of 1906 should be amended on the lines indicated in Mr G Narayana Rao's note

(2) That a provision similar to section 187 of the Bombay District Municipalities Act be adopted so as to apply only certain sections of the Municipal Regulation to minor municipalities

(3) That power be taken to proceed against vacant sites for recovery of arrears of vacant land tax

Resolution No 9—

Proposer—Mr Karnik Krishnamurti Rao

AMENDMENT OF THE LOCAL BOARDS
REGULATION

That this Conference is of the opinion

that section 20 (3) of the Local Boards Regulation should be amended so as to permit Sub-District Boards and Unions to invest their surplus funds, and that increased scope be given to local bodies to delegate powers of inspection, etc to individual members and committees on the lines of section 37 of the Municipal Regulation by amending the Local Boards Regulation

Resolution No 10—

Proposer —Mr D Venkataramayya

LOCAL FUNDS GENERAL AND
VILLAGE SCHOOL FUND

That this Conference confirms the recommendations of the Local Finance Committee as regards the abolition of Local Funds General and Village School Fund, and the allotment of their sources of income and the distribution of their functions between Local Boards and Government, and prays that early orders may be passed by Government sanctioning the same

Resolution No 11—

Proposer —Mr B Keshaviah of Chikmagalur

TOLLS

That this Conference is of the opinion that the realisations from tolls levied on entrance into Municipal limits should be divided between the Municipal Council and the District Board of the District wherein it is situated, in the proportion of two to one, and that all Municipal Councils be permitted to levy tolls if they desire, subject to the above condition

Resolution No 12—

Proposer —Mr C V Narasimha Iyengar

CART TAX

That in the opinion of this Conference the elaborate system of indefinite exemptions prescribed in the case of the cart tax in rural areas, leads to large loss of revenue, and that the proceeds from this tax are incommensurate with the annoyance and trouble caused to the public by the system of collection and that this Conference recommends therefore to Government its abolition

Resolution No 13—

Proposer —Mr B Narasinga Rao

MOHATARFA IN RURAL AREAS

Agreeing with the recommendations of the Local Self-Government Committee and Local Finance Committee, this Conference prays that the entire Mohatarfa in rural areas which is now credited to General Revenues be assigned to Local Boards

Resolution No 14—

Proposer —Mr S R Balakrishna Rao

**DISTRIBUTION OF FUNDS AMONG
LOCAL BOARDS**

That not less than one-half of the local cess realised within the Sub District area be placed at the disposal of Sub-District Board concerned, and that the entire mohatarfa on houses and on carts if retained as well as the Hittal tax in non-union areas be handed over to Sub-District Boards, similar items in unions, other than the cess, being handed over to the Union Panchayets, in addition to those specified in clause (f) of Local Boards Rule 151, to wit —

(f) The net proceeds of the tax on houses and license fees for erection of structures levied in a union under clauses 2 and 6 respectively of the said provision as well as the surplus receipts available under section 18 of the Cattle Trespass Act from cattle pounds situated in a union shall be wholly appropriated to the purposes of the union

Resolution No 15—

Proposer —Rev H Gulliford

LAND REVENUE WITHIN MUNICIPAL LIMITS.

This Conference recommends to Government that the land revenue on lands situated within Municipal limits be assigned to Municipalities concerned

Resolution No 16—

Proposer —Mr C V Narasimengar of
Bangalore

PROFESSION TAX

That in the opinion of this Conference a shop tax should be replaced by profession tax in all Municipal areas

Resolution No 17—

Proposer—Rao Bahadur Mr M C.
Rangnagar

ABOLITION OF OCTROI

This Conference is of the opinion that in view of the vexation and scope for speculation attending the imposition of octroi its abolition is very desirable and that wherever possible, it should be replaced by a terminal tax or by direct imposts and that at any rate the number of commodities subjected to the levy should be kept at a minimum and should not include the necessaries of life

Resolution No 18—

Proposer—Rao Bahadur Mr M C
Rangnagar, B A

LEVY OF A FEE ON TRANSFERS OF IMMOVABLE PROPERTIES

This Conference is of the opinion that with a view to enable Municipal Councils to derive their legitimate share of benefit from unearned increments in Municipal areas where their activities are the real cause of such increase in value a surtax of one half of the registration fee should be levied on all transfers of immoveable property within the limits of the two City Municipalities, and of all other Municipalities where extensions have been formed, and water supply and drainage systems have been provided or are under progress

Resolution No 19—

Proposer—Mr Mahamad Raza

LOANS TO BE RAISED BY LOCAL BODIES

That all productive Public Works should be financed by raising loans from the public which should, when required be guaranteed by Government

Resolution No 20—

Proposer—Mr D Venkataramiah

GRANTS-IN-AID

That a definite scheme of grants to local bodies for the improvement of education, communications, water-supply, drainage and sanitation and other useful and necessary but unproductive works should be formulated by Government

Resolution No 21—

Proposer —Mr B Narasunga Rao

ACTIVITIES OF LOCAL BODIES

That this Conference confirms the recommendations of the Local Self-Government Committee in the matter of increasing the scope of activity of Local Bodies by the employment of a separate Engineering Establishment for them, and by vesting in these bodies the administrative control of primary education medical relief vaccination and veterinary relief in their areas

Resolution No. 22—

Proposer —Rao Bahadur Mr M C Rangengar, B A

CONTROL OF MUZZAI INSTITUTIONS

That in the opinion of this Conference, the administration of Muzrai Institutions will improve, if those institutions with the exception of such as are reserved by Government be placed under the administrative control of the local bodies subject to the necessary safeguards and the general control of the Government. No portion of the general funds of local bodies should however, be applied to institutions of a denominational character

Resolution No 23—

Proposer —Mr B Kesaviah of Chikmagalur

EXCISE REVENUE WITHIN MUNICIPAL LIMITS

That this Conference is of opinion that the Municipal Councils should be consulted by the Excise Department in all cases of location of new liquor shops or transfer of existing ones and be given a voice in the administration of the rules regulating them and prays that a portion of the license fees derived within Municipal limits be assigned to the Municipal Council concerned

Resolution No 24—

Proposer —M Venkatakrishnaiah

POLICE DUTIES IN MUNICIPAL TOWNS

That this Conference is of opinion that the policy of entrusting the Police administration within Municipal areas, to the Councils, be revived

Resolution No 25—

Proposer —Mr C V Narasimha Iyengar
CIVIC SURVEY

That this Conference recommends that Civic Surveys on the lines indicated in the note placed before the Conference should be conducted by each Municipal Council

Resolution No 26—

Proposer —Mr B Subha Rao

STANDARDS OF EFFICIENCY OF MUNICIPAL
SERVICES

That this Conference is of opinion that standards of efficient administration should be fixed for each class of Municipality and for Unions

Resolution No 27—

Proposer —Mr Abdul Rahiman, B A , B L
of Chikmagalur

MUNICIPAL TRADING

That in the opinion of this Conference the Municipal Councils should pay more attention to Municipal Trading than has hitherto been done and that prompt action should be taken to municipalize productive enterprises and trades connected with articles of common necessity

Resolution No 28—

Proposer —Rao Bahadur Mr M C
Rangnengar, B A

TOWN PLANNING BILL

That this Conference recommends the introduction of a Town Planning Bill and advises the Municipal Councils to prepare preliminary surveys immediately with a view to carry out improvement schemes and lay out extensions as soon as the necessary powers are conferred on them

Resolution No 29—

Proposer — Mr M L Narasimhaengar of
Hassan

RAILWAY CESS

That this Conference recommends to District Boards the urgent necessity to enlarge their railway programme, and to accumulate funds therefor by the levy of the railway cess to the full extent, without delay

Resolution No 30—

Proposer —Mr C V Narasimhaengar,
B A , B L

ERECTION OF SANITARY HOUSES

That this Conference desires to point out to all local bodies the inadvisability of demolishing dwelling houses on sanitary grounds without at the same time providing improved accommodation for the displaced population and recommends that the principle no demolition without improved construction should be invariably adopted in such cases

Proposer —Mr C Parthasarathiah of
of Chikballapur

That this Conference further suggests the desirability of encouraging co-operative building in each town by the grant of concessions when and if necessary

Resolution No 31—

Proposer —Mr Abdul Rahiman, B A , B L

STOPPAGE OF BEGGARY

That this Conference considers that the widespread prevalence of street and house to house begging and indiscriminate charity lowers the self-respect of individuals, and depresses the tone of the nation, killing the spirit of independence, and self reliance, and recommends to Government the immediate conferment on Municipal Councils and Unions, of powers to prohibit street and house-to-house begging and to arrange for organised poor relief raising the required funds by the levy of a poor rate and by voluntary benevolences

Resolution No 32—

Proposer —Mr J Ananthanaik of Harihar

SPECIAL ELECTORATES FOR LOCAL BODIES

That this Conference recommends to Government that Local Boards and Municipal Councils be constituted into special electorates for representation on the Legislative Council and the Economic Conference and that the City Municipal Councils and the Sanitary Board, Kolar Gold fields may be granted special privileges in this connection

Resolution No 33—

Proposer — Rao Bahadur Mr M C
Rangtengar, B.A

That this Conference confirms all the other resolutions of the Local Self-Government Committee and of the Local Finance Committee not specifically referred to above

Resolution No. 34—

Proposer — Mr D Venkatarammiah

That this Conference is of the opinion that a single statutory Committee should be constituted in each village to take over all the several activities therein and that the local taxes raised in each village should be handed over to that Committee for expenditure within that area and recommends to Government the appointment of a special Committee for suggesting definite proposals at an early date

Resolution No 35—

Proposer — Rao Bahadur Mr M C
Rangtengar, B.A

LOCAL SELF-GOVERNMENT CONFERENCE

That this Conference resolves that it should hold a session once in two years

Resolution No 36—

Proposer — Rao Bahadur Mr M C
Rangtengar, B.A

ASSOCIATION OF LOCAL BODIES

That this Conference resolves that to give permanence to its work, to consider large questions of policy, to press the views of local bodies for the consideration of Government and to stimulate greater interest in civic affairs, an Association of Local Bodies should be created and that its affairs should be administered by a Standing Committee

That this Conference nominates the following gentlemen to form themselves into a Committee to organise the Association and to form the provisional Standing Committee thereof until the regular Committee is appointed —

and that it prays Government to permit each local body to subscribe *not more* than the following amounts towards the expenses of the Association —

	Rs per annum
City Municipal Councils	50
District Boards and Sanitary Board Kolar Gold fields	25
Sub District Boards and Town Municipal Councils	10
Minor Municipalities	5
Unions	

MISCELLANEOUS SUBJECTS

Proposer —Mr Amble Anniah Pandit

I That Municipal taxes be made payable in quarterly instead of in half-yearly instalments and that with a view to obviate the necessity of preparing bills in triplicate bills be delivered to rate-payers only on payment of the demand

Proposer —Mr Ramanna of Hassan

II That all bills for payments in respect of works be countersigned by the Divisional Councillor or Councillors

Proposer —Mr H Krishna Rao of Koppa

III That District Boards be required to contribute one-fourth of the maintenance cost of Industrial Schools

Proposer —Mr H Krishnasastry of Krishnarajpet

IV That Government be requested to sanction and return before the end of May every year all budgets for the next year to enable the Local Bodies to get their work in time

Proposer —Mr C Parthasarathiah of Chikballapur

V That Government Order sanctioning the grant of half the cost of sinking wells in villages be modified so as to reduce the raiyats share to a third of the cost

Proposer —Mr B Subba Rao of Nanjangud

VI That instruction in Elementary Hygiene be given in all schools, and that leaflets in Kannada containing practical hints on sanitation be prepared and distributed by Sanitary Department

Proposer —Mr Karnik Krishnamurthi Rao of Bangalore

VII That Provincial roads within Municipal limits be handed over to Municipalities for maintenance the proportionate allotments therefor being made over to them

Proposer —Mr H Krishna Rao of Hosakoppa

VIII That free public libraries be opened in all district headquarters, and that town halls be built to locate the same

Vide No VII

IX That a definite portion of the District Fund be set apart annually for opening new roads and improving existing ones

Proposer —Mr B Subba Rao of Nanjangud

X That public latrines be erected in all villages having a population of 500 and upwards

Proposer —Mr Karnik Krishnamurthi Rao of Bangalore

XI That with a view to improve the efficiency of the Municipal administration there be a regular inter change of officials between Municipalities and Government Departments

Proposer —Mr B Narasinga Rao

XII That the appointment of District Health Officer be abolished and that instead the District Medical Officer be made District Health Officer with a well trained staff under him distributed all over the district

Proposer —Mr Hutchaveerappa of Anekal

XIII That every Taluk Municipality be required to have its own Sanitary Inspector and that where there is a single Sanitary Inspector for the Municipality as well as for the Taluk, two thirds of his pay be debited to District Funds

Proposer —Mr H Krishna Rao

XIV That all correspondence of the Local Bodies be conducted in Kannada

Proposer —Mr H V Gopaliah of Holalkere

XV That a book in simple Kannada be published on town and village planning

Proposer —Mr Karnik Krishnamurthi Rao

XVI That separate sites be set apart in each village for storing manure

Proposer —Mr S Rajagopala Iyengar

XVII That house building advances be granted by Government to deserving persons irrespective of whether they are officials or non officials

Local Boards and Municipal Conference, Mysore, 1915.

DRAFT.

TOWN PLANNING BILL
A REGULATION TO PROVIDE FOR THE MAKING
AND EXECUTION OF TOWN PLANNING
SCHEMES

WHEREAS it is expedient that the development of certain areas should be regulated with the general object of securing proper sanitary conditions, amenity and convenience to the persons living in such areas and in neighbouring areas His Highness the Maharaja is pleased to enact as follows —

CHAPTER I — PRELIMINARY

1 (1) This Regulation may be called
the Mysore Town
Planning Regulation
1915

Short title and extent

(2) It shall extend in the first instance to the City Municipalities of Bangalore and Mysore, but the Government may by notification in the *Official Gazette* direct that it shall extend in whole or in part to any other Municipal area or any part thereof, and may rescind any such notification

2 In this Regulation unless there is
anything repugnant
in the subject or
context —

(a) local authority means a
Municipal Council

(b) prescribed means prescribed
by rules made under this Regulation

(c) "owner" includes an owner in
severalty, in common or joint and in-
cludes also an occupant as defined in
clause (16) of section 3 of the Mysore
Land Revenue Code,

(d) "plot" means a continuous portion of land held in one ownership, other than land used, allotted or reserved for any public or municipal purpose,

(e) "reconstituted plot" means a plot which is in any way altered by the making of a town planning scheme otherwise than by the severance of land used, allotted or reserved for any public or municipal purpose

Explanation — "Altered" includes alteration of ownership

(f) "Scheme" includes a plan relating to a town planning scheme

3 A town planning scheme may make provision for any of the following matters —

(a) the construction, diversion, alteration and stopping up of streets, roads and communications

(b) the construction, alteration and removal of buildings, bridges and other structures,

(c) the plotting out of land as building sites whether such land is intended to be used for building purposes in the immediate future or not,

(d) the allotment or reservation of land for roads, open spaces, gardens, recreation grounds, schools markets and public purposes of all kinds,

(e) drainage, inclusive of sewerage and of surface drainage and sewage disposal,

(f) lighting,

(g) water-supply,

(h) the preservation of objects of historical interest or natural beauty and of buildings actually used for religious purposes or regarded by the public with special religious veneration,

(i) the imposition of conditions and restrictions in regard to the open space to be maintained about buildings, the number, height and character of buildings allowed in specified areas and the purposes to which buildings or specified areas may or may not be appropriated,

(j) the suspension, so far as may be necessary for the proper carrying out of the scheme, of any rule having the force of law, bye law, Regulation or other provision, under whatever authority made which is in force in the area included in the scheme,

(k) such other matter not inconsistent with the objects of this Regulation as may be prescribed

4 (1) Where there is a disputed claim as to the ownership of any piece of land included in an area in respect of which any of the provisions of this Regulation are to be applied, an enquiry may be held by such officer as the Government may appoint for the purpose of deciding who shall be deemed to be the owner for the purposes of this Regulation

(2) Such decision shall not be subject to appeal, but it shall not operate as a bar to a regular suit

(3) Such decision shall, in the event of a Civil Court passing a decree which is inconsistent therewith, be corrected, modified or rescinded in accordance with such decree as soon as practicable after such decree has been brought to the notice of the local authority either by the Civil Court or by some person affected by such decree

5 For the purpose of the preparation, making, or execution of any town planning scheme any person authorized by the local authority or any public servant or person duly appointed or authorized under this Regulation may, after giving such notice as may be prescribed to the owner, occupier or other person interested in any land, enter upon survey and mark out such land and do all acts necessary for such purpose

6 A Municipal Council may, in pursuance of a resolution passed at a special general meeting and with the previous sanction of Government and subject to such conditions as may be prescribed by Government as to security, the rate of interest and the repayment of principal and interest, borrow, either from Government or from any person, any sum of money required for the making and execution of a town planning scheme

The making and execution of a town planning scheme shall be deemed to be a work which such local authority is legally authorized to carry out and any expenses incurred by a local authority under this Regulation or any town planning scheme made thereunder may be defrayed out of its funds

CHAPTER II —DECLARATION OF INTENTION TO MAKE A SCHEME, AND PREPARATION OF DRAFT SCHEME

7 (1) A town planning scheme may be made in accordance with the provisions of this Regulation in respect of any land which is in course of development or is likely to be used for building purposes

(2) Where it appears to the Government that a piece of land already built upon, or a piece of land not likely to be used for building purposes is so situated with respect to any land which is in course of development or likely to be used for building purposes that it ought to be included in any town planning scheme intended to be made with respect to the last mentioned land the Government may sanction the making of a scheme including such piece of land as aforesaid, and providing for the demolition or alteration of any buildings thereon so far as may be necessary for carrying the scheme into effect

(3) The expression "land likely to be used for building purposes" shall include any land likely to be used as, or for the purpose of providing, open spaces, roads, streets, parks, pleasure or recreation grounds or for the purpose of executing any work upon or under the land incidental to a town planning scheme, whether in the nature of a building work or not, and the decision of the Government as to whether land is likely to be used for building purposes or not shall be final

8 (1) The local authority having jurisdiction over any such land as is referred to in section 8 may by resolution declare its intention to make a town planning scheme in respect of the whole or any part of such land and of any land which is in the vicinity of such land but which is not included in any other municipal or notified area, provided that for the making of such scheme the sanction of the Government shall be necessary

(2) Within twenty-one days from the date of such declaration (hereinafter referred to as a declaration of intention to make a scheme), the local authority shall despatch a copy thereof for publication in the *Official Gazette* and shall publish it in the prescribed manner and shall apply to the Government for sanction for the making of such scheme

(3) With its application for such sanction the local authority shall send to the Government a plan showing the area which it proposes to include in the town planning scheme and the surrounding lands

(4) A copy of such plan shall be open to the inspection of the public at all reasonable hours at the head office of the local authority

(5) If within one month from the date of such publication in the *Official Gazette* any person likely to be affected by such scheme communicates in writing to the Government any objection or suggestion relating to such scheme the Government shall consider such objection or suggestion

(6) After receiving such application and after making such inquiry as they may think fit, the Government may, by notification in the *Official Gazette*, either sanction the making of such scheme with or without modifications and subject to such conditions as they may think fit to impose, or they may by a similar notification refuse to give sanction

9 (1) Within twelve months from the date of the notification sanctioning the making of a town planning scheme the local authority shall in consultation with the owners prepare, and publish in the prescribed manner, a draft scheme for the area in respect of which sanction has been given

(2) If such publication is not made by the local authority within twelve months from the date of such notification, the Government may in consultation with the owners prepare and publish in the prescribed manner a draft scheme for the area in respect of which sanction has been given within a further period of nine months

(3) If such publication is not made by the Government within the further period specified in sub section (2), the sanction of the Government for the making of such town planning scheme shall lapse, and until a period of three years has elapsed from the date of such sanction it shall not be competent to the local authority to apply for fresh sanction for the making of any town planning scheme for the same area or for any part of it

10 The draft scheme shall contain the following particulars —

(a) the area ownership and tenure of each original plot

Preparation and publication of draft scheme Lapse of sanction

Contents of draft scheme

(b) the land allotted or reserved under clause (d) of section 3, with a general indication of the uses to which such land is to be put

(c) the extent to which it is proposed to alter the boundaries of original plots

(d) an estimate of the net cost of the scheme to be borne by the local authority

(e) a full description of all details of the scheme under such clauses of section 3 as may be applicable and

(f) any other prescribed particulars

11 (1) In the draft scheme the size and shape of every ^{Reconstituted plots} reconstituted plot shall be so determined as to render it so far as may be suitable for building purposes

(2) In order to render original plots more suitable for building purposes the draft scheme may contain proposals,

(a) to form a reconstituted plot by the alteration of the boundaries of an original plot

(b) to provide with the consent of the owners that two or more original plots each of which is held in ownership in severalty or in joint ownership shall hereafter, with or without alteration of boundaries, be held in ownership in common as a reconstituted plot

(c) to allot a plot to any owner dispossessed of land in furtherance of the scheme, and

(d) to transfer the ownership of a plot from one person to another

12 If within one month from the date of publication of the draft scheme any ^{Objections to the draft scheme to be considered} person affected by such scheme communicates in writing to the local authority any objection relating to such scheme the local authority shall consider such objection and may at any time before submitting the draft scheme to the Government as hereinafter provided modify such scheme as it thinks fit

13 (1) The local authority shall then submit the draft ^{Power of the Government to sanction a draft scheme.} scheme with any modifications which it may have made therein together with the objections which may have been communicated to it, to the Government and shall at the same time apply for their sanction

(2) After receiving such application and after making such enquiry as they may think fit, the Government may, by notification in the *Official Gazette*, either sanction such scheme with or without modifications and subject to such conditions as they may think fit to impose, or they may by a similar notification refuse to give sanction

(3) If the Government sanction such scheme, they shall in such notification state at what place and time the draft scheme shall be open to the inspection of the public

14 (1) When a local authority has published a declaration of intention to make a scheme—

(a) no person shall within the area included in the scheme erect or proceed with any building or work unless such person has applied for and obtained the necessary permission which shall be contained in a commencement certificate granted by the local authority in the form prescribed

(b) the local authority on receipt of such application shall at once furnish the applicant with a written acknowledgment of its receipt and after enquiry may either grant or refuse such certificate or grant it subject to such conditions as may be consistent with the scheme but if the local authority communicates no decision to the applicant within three months from the date of such acknowledgment he shall be deemed to have been granted such certificate

(c) if in the opinion of the local authority any person contravenes the provisions contained in clause (a) or clause (b), the local authority after making enquiry in the prescribed manner may, by notice in writing, direct such person to stop any work in progress,

(d) any expenses incurred by the local authority under clause (c) shall be a sum due to the local authority under this Act from the person in default

(2) No person shall be entitled to compensation in respect of any damage, loss or injury resulting from any action taken by the local authority under the provisions of this section or of section 43, except in respect of a building or work begun or a contract entered into before the date on which the local authority published a declaration of intention to make a scheme, and only in so far as

such building or work has proceeded at the time of the publication of the declaration of intention to make a scheme

(3) The restrictions imposed by this section shall cease to operate in the event of the Government refusing to sanction the making of a town planning scheme or in the event of the sanction of the Government for the making of such scheme lapsing, or in the event of the Government refusing to sanction the draft scheme

CHAPTER III—FINANCE

15 (1) The costs of a town planning scheme shall include—
Costs of the scheme

(a) all sums payable by the local authority under the provisions of this Regulation which are not specifically excluded from the costs of the scheme

(b) all sums spent or estimated to be spent by the local authority in the making and in the execution of the scheme

(c) all legal expenses of the local authority incurred in the making and in the execution of the scheme and

(d) any amount by which the total of the values of the original plots exceeds the total of the values of the plots included in the final scheme, each of such plots being estimated at its market value at the date of the declaration of intention to make a scheme with all the buildings and works thereon at that date and without reference to improvements contemplated in the scheme other than improvements due to the alteration of its boundaries

(2) If in any case the total of the values of the plots included in the final scheme exceeds the total of the values of the original plots, each of such plots being estimated in the manner provided in clause (d) of sub section (1), then the amount of such excess shall be deducted in arriving at the costs of the scheme as defined in sub-section (1)

16 For the purposes of this Regulation the increment shall be deemed to be the amount by which the value of a plot included in the final scheme estimated on the assumption that the scheme has been completed exceeds the value of the same plot estimated at its market value at the date of the declaration of intention to make a scheme without reference to improvements contemplated in the scheme,

provided that in estimating such values the value of buildings or other works erected or in the course of erection on such plot shall not be taken into consideration

17 (1) The costs of the scheme shall be met wholly or in part by a contribution to be levied by the local authority on each plot included in the final scheme calculated in proportion to the increment which is estimated to accrue in respect of such plot by the Tribunal of Arbitration

Contribution towards the costs of the scheme

provided that—

(1) no such contribution shall exceed half the increment estimated by the Tribunal of Arbitration to accrue in respect of such plot, and

(ii) where a plot is subject to a mortgage with possession or to a lease the Tribunal of Arbitration shall determine in what proportion the mortgagee or lessee on the one hand and the mortgagor or lessor on the other hand shall pay such contribution

(2) The owner of each plot included in the final scheme shall be primarily liable for the payment of the contribution leviable in respect of such plot

Owner primarily liable for contribution

18 The amount by which the total value of the plots included in the final scheme with all the buildings and works thereon allotted to a person falls short of or exceeds the total value of the original plots with all the buildings and works thereon of such person shall be deducted from or added to, as the case may be, the contributions leviable from such person each of such plots being estimated at its market value at the date of the declaration of intention to make a scheme and without reference to improvements contemplated in the scheme other than improvements due to the alteration of its boundaries

Certain amount to be added to or deducted from the contribution leviable from a person

19 Any right in an original plot which in the opinion of the arbitrator is capable of being transferred wholly or in part, without prejudice to the making of a town planning scheme, to a reconstituted plot shall be so transferred and any right in an original plot which in the opinion of

Transfer of right from original to reconstituted plot or extinction of such right

the arbitrator is not capable of being so transferred shall be extinguished

provided that an agricultural lease shall not be transferred from an original plot to a reconstituted plot without the consent of all the parties to such lease

20 The owner of any property or right which is injuriously affected by the making of a town planning scheme shall, if he makes a claim before the arbitrator within the prescribed time be entitled to obtain compensation in respect thereof from the local authority or from any person benefited or partly from the local authority and partly from such person as the Tribunal of Arbitration may in each case determine

Compensation in respect of property or right injuriously affected by scheme

provided that the value of such property or right shall be held to be its market value at the date of the declaration of intention to make a scheme without reference to improvements contemplated in the scheme

21 (1) Where property or a private right of any sort is alleged to be injuriously affected by reason of any provisions contained in a town planning scheme, no compensation shall be paid in respect thereof if or in so far as the provisions are such as would have been enforceable without compensation under any rule having the force of law byelaw or Regulation in force at the time

Exclusion or limitation of compensation in certain cases

(2) Property or a private right of any sort shall not be deemed to be injuriously affected by reason of any provisions inserted in a town planning scheme, which, with a view to securing the amenity of the area included in such scheme or any part thereof, impose any conditions and restrictions in regard to any of the matters specified in clause (i) of section 3

22 If the owner of an original plot is not provided with a plot in the final scheme, or if the contribution to be levied from him under section 17 is less than the total amount to be deducted therefrom under any of the provisions of this Regulation, the net amount of his loss shall be payable to him by the local authority in cash or in such other way as may be agreed upon by the parties

Provision for case in which amount payable to owner exceeds amount due from him

23 (1) If from any cause the total amount which would be due to the local authority under the provisions of this Regulation from the owner of a plot to be included in the final scheme exceeds the value of such plot estimated on the assumption that the scheme has been completed, the arbitrator shall, at the request of the local authority, direct the owner of such plot to make payment to the local authority of the amount of such excess

Provision for cases in which value of developed plot is less than amount payable by owner

(2) If such owner fails to make such payment within the prescribed period, the arbitrator shall, if the local authority so requests, acquire the original plot of such defaulter and apportion the compensation among the owner and other persons interested in the plot on payment by the local authority of the value of such plot estimated at its market value at the date of the declaration of intention to make a scheme and without reference to improvements contemplated in the scheme, and thereupon the plot included in the final scheme shall vest absolutely in the local authority, free from all encumbrances but subject to the provisions of this Regulation,

provided that the payment made by the local authority on account or the value of the original plot shall be included in the costs of the scheme

24 All payments due to be made to any person by the local authority under this Regulation shall, as far as possible, be made by an adjustment in such person's account with the local authority in respect of the plot concerned or of any other plot in which he has an interest and failing such adjustment shall be paid in cash or in such other way as may be agreed upon by the parties

Payment by adjustment of account

25 (1) The net amount payable under the provisions of this regulation by the owner of a plot included in the final scheme may at the option of the contributor be paid in one sum or in such instalments including charges for interest as shall be fixed by the local authority with the sanction of the Government

Payment of net amount due to local authority

(2) Where more than one plot included in the final scheme is in the same ownership the net amount payable by such owner under the provisions of this regulation shall be distributed over his several

plots in proportion to the increment which is estimated to accrue in respect of each plot unless the owner and the local authority agree to a different method of distribution

26 (1) A local authority shall be competent to make any agreement with any person in respect of any matter which is to be provided for in a town planning scheme, subject to the power of the Government to modify or disallow such agreement, and unless it is otherwise expressly provided therein, such agreement shall take effect on and after the day on which the town planning scheme comes into force

Power of local authority to make agreements

(2) Such agreement shall not in any way affect the duties of the arbitrator or of the Tribunal or Arbitration as described in Chapter IV or the rights of third parties, but it shall be binding on the parties to the agreement notwithstanding any decision that may be passed by the arbitrator or by the Tribunal of Arbitration

provided that if the agreement be modified by Government, either party shall have the option of avoiding it if he so elects

27 Any sum due to the local authority under this Regulation which is not paid on the day when it becomes due shall be recovered by the Deputy Commissioner, according to law and under the rules for the time being in force for the recovery of arrears of land revenue, on application being made to him by the local authority

Recovery of arrears

CHAPTER IV — THE ARBITRATOR AND THE TRIBUNAL OF ARBITRATION

28 After a draft scheme has been sanctioned the Government shall appoint an arbitrator with sufficient establishment whose duties shall be as hereinafter provided

Appointment of arbitrator

29 In accordance with the prescribed procedure the arbitrator shall

Duties of the arbitrator

(1) after notice given by him in the prescribed manner define and, where it is in his opinion necessary, demarcate the areas allotted to, or reserved for, the local authority, and the reconstituted plots

(2) after a notice given by him in the prescribed manner determine, in a case in which a reconstituted plot is to be allotted to persons in ownership in common, the shares of such persons

(3) fix the difference between the total of the values of the original plots and the total of the values of the plots included in the final scheme, in accordance with the provisions contained in clause (d) of sub section of section 15,

(4) estimate the increment to accrue in respect of each plot included in the final scheme, in accordance with the provisions contained in section 16,

(5) calculate the proportion in which the increment of the plots included in the final scheme shall be liable to contribution to the costs of the scheme, in accordance with the provisions contained in section 18,

(6) calculate the contribution to be levied on each plot included in the final scheme,

(7) determine the amount to be deducted from or added to, as the case may be, the contributions leviable from a person, in accordance with the provisions contained in section 18,

(8) provide for the total or partial transfer of any right in an original plot to a reconstituted plot or provide for the extinction of any right in an original plot, in accordance with the provisions contained in section 19,

(9) estimate in reference to claims made before him, after notice given by him in the prescribed manner, the compensation to be paid to the owner of any property or right injuriously affected by the making of a town planning scheme, in accordance with the provisions contained in section 20 and subject to the provisions contained in section 21,

(10) draw up in the prescribed form the final scheme in accordance with the draft scheme

provided that—

(i) he may make variations from the draft scheme,

(ii) any variation estimated by him to involve an increase of ten per centum in the costs of the scheme as described in section 16 shall require the sanction of the Government

provided further that he shall make no substantial variation without the consent

of the local authority and without hearing any objections that may be raised by the owners concerned, and that in the case of any substantial variation made by him the owners concerned shall have the right of appeal to the Government

30 Except in matters arising out of clauses (4), (5), (6) and (9) of section 29, and subject to the provisos contained in clause (10) of section 30, every decision of the arbitrator shall be final and conclusive and binding on all persons

Certain decisions of the arbitrator shall be final

31 In matters arising out of clauses (4), (5), (6) and (9) of section 29, the arbitrator shall estimate or calculate what is required by such clauses to be estimated or calculated and shall forthwith make proposals on all such matters to the President of the Tribunal of Arbitration for the decision of such Tribunal

Arbitrator shall make proposals in certain matters

32 (1) The Tribunal of Arbitration shall consist of a President and two Assessors

Constitution of the Tribunal of Arbitration

(2) The President shall be the District Judge

(3) One of the Assessors shall be an impartial person to be appointed, in the City of Bangalore, by a person who holds or has held office as a Judge of the Chief Court and elsewhere by the District Judge

(4) The other Assessor shall be the arbitrator

(5) The President and the Assessors shall be appointed members of the Tribunal of Arbitration for such period as may be required by such Tribunal to decide in connection with a particular town planning scheme all matters arising out of clauses 4, 5, 6 and 9 of section 29

(6) The Government may, if they think fit, remove for inability or misconduct or any other good and sufficient reason the Assessor appointed under sub section (3) or the arbitrator

(7) If any member of the Tribunal of Arbitration is removed or dies or refuses or neglects to act or becomes incapable of acting, the authority who appointed such member shall appoint forthwith a fit person to take the place of such member

33 The Tribunal of Arbitration may sit either at the headquarters of the President or at any other place within the local limits of his jurisdiction which he may consider convenient for the decision of any matter before such Tribunal

Place where the Tribunal may sit

34 Every party to any proceeding before the Tribunal of Arbitration shall be entitled to appear either in person or by his recognised agent

Right to appear by recognised agent

35 All questions of law and procedure shall be decided by the President. All other questions shall be decided by the President and the two Assessors or by the majority of them

Decision of questions of law and procedure and other questions

36 (1) After making such enquiry as the President may think fit the Tribunal of Arbitration may accept, modify, vary, or reject the proposals of the arbitrator and shall decide all matters arising out of clauses (4), (5), (6) and (9) of section 29

Powers of the Tribunal to decide matters finally

(2) Every decision of the Tribunal of Arbitration shall be final and conclusive and binding on all persons

37 Nothing contained in this Act shall be deemed to constitute the Tribunal of Arbitration to be a Court

Tribunal not a Court

38 (1) The arbitrator, the President of the Tribunal of Arbitration, and the Assessor shall, save where they are salaried officers of Government, be entitled to such remuneration, either by way of monthly salary or by way of fees or partly in one way and partly in the other, as the Government may from time to time determine

Remuneration of arbitrator and Assessor and payment of incidental expenses of Tribunal

(2) The salary of an arbitrator, a President of the Tribunal of Arbitration or an Assessor who is a salaried officer of Government, and any remuneration payable under sub section (1) and all expenses incidental to the working of the Tribunal of Arbitration shall, unless the Government otherwise determine, be defrayed out of the funds of the local authority and shall be added to the costs of the scheme

39 (1) After the Tribunal of Arbitration has decided all matters arising out

Final scheme

of clauses (4), (5), (6) and (9) of section 29 the arbitrator shall forward the final scheme through the local authority to the Government who, on sanctioning the same, shall publish a notification relating thereto in the official *Gazette* and in any other way which may be prescribed

(2) In such notification it shall be stated where the final scheme is open to the inspection of the public and the price at which copies may be obtained, and a date not earlier than one month after the publication of such notification shall be fixed as the date on which all liabilities created by the scheme shall take effect and the final scheme shall come into force

(3) On and after the date fixed in such notification a town planning scheme shall have effect as if it were enacted in this Regulation

40 On the day on which the final scheme comes into force—
Effect of final scheme

(a) all lands required by the local authority shall, unless it is otherwise determined in such scheme, vest absolutely in the local authority free from all encumbrances,

(b) all rights in original plots which have been reconstituted shall determine and the reconstituted plots shall become subject to the rights settled by the arbitrator

41 On and after the day on which the final scheme comes into force any person continuing to occupy any land which he is not entitled to occupy under the final scheme may, in accordance with the prescribed procedure, be summarily evicted by the local authority
Power of local authority to evict summarily

42. (1) On and after the day on which the final scheme comes into force the local authority may after giving the prescribed notice and in accordance with the provisions of the scheme—
Power to enforce scheme

(a) remove, pull down, or alter any building or other work in the area included in the scheme which is such as to contravene the scheme, or in the erection or carrying out of which any provision of the scheme has not been complied with,

(b) execute any work which it is the duty of any person to execute under the scheme in any case where it appears to the local authority that delay in the execution of the work would prejudice the efficient operation of the scheme

(2) Any expenses incurred by a local authority under this section may be recovered from the persons in default in the manner hereinbefore provided for the recovery of sums due to the local authority under the provisions of this Regulation

(3) If any question arises as to whether any building or work contravenes a town planning scheme, or whether any provision of a town planning scheme is not complied with in the erection or carrying out of any such building or work, that question shall be referred to the Government and their decision shall be final and conclusive and binding on all persons

43 For the purposes of this Regulation an officer appointed under sub section (1) of section 4, an arbitrator or a Tribunal of Arbitration may summon and enforce the attendance of witnesses including the parties interested or any of them and compel them to give evidence and compel the production of documents by the same means and, as far as possible, in the same manner as is provided in the case of a Civil Court by the Code of Civil Procedure

CHAPTER V — MISCELLANEOUS

44 (1) When two or more local authorities are of opinion that the interests of contiguous areas within their respective jurisdictions can best be served by the making of a joint town planning scheme, and the Government agree with such opinion, a joint Town Planning Board shall be constituted

(2) Such Board shall consist of representatives of each of the several local authorities and of persons nominated by the Government in such proportion as may be prescribed

(3) The representatives of the several local authorities shall be elected in the prescribed manner on dates appointed by the Government

(4) Such Board, when duly constituted, shall make a declaration, of intention to make a joint town planning scheme in respect of the contiguous areas in the manner provided in section 9 and there after the procedure shall follow all the provisions of this Regulation and such Board shall have all the powers and be liable to all the duties of a local authority under the provisions of this Regulation

(5) The draft joint town planning scheme shall specify the parts of the scheme to be executed by the several local authorities in the several contiguous areas and the several parts of the scheme shall, when notified in the final scheme, have effect in the several contiguous areas as if they were separate schemes

provided that any part of a joint town planning scheme may be executed jointly by two or more local authorities

45 (1) A town planning scheme may at any time be varied or revoked by a subsequent scheme prepared, published and sanctioned in accordance with this Regulation

Power to vary or revoke a town planning scheme

(2) The Government, on the application of the local authority or of any person appearing to him to be interested, may at any time, by notification in the official *Gazette*, revoke a town planning scheme if he thinks that under the special circumstances of the case the scheme should be so revoked

46 If at any time after the day on which the final scheme has come into force such scheme is varied or revoked, any person who has incurred expenditure for the purpose of complying with such scheme shall be entitled to receive compensation from the local authority, in so far as any such expenditure is rendered abortive by reason of the variation or revocation of such scheme

Compensation when final scheme is varied or revoked

47 If in the opinion of the Government any local authority is not competent to exercise or perform, or neglects or fails to exercise or perform, any power conferred or duty imposed upon it under any of the provisions of this Regulation, the Government or any person or persons appointed in this behalf by the Government, may exercise such power or perform such duty

Government may themselves or through any person exercise power or perform duty conferred or imposed on a local authority

48 No suit or other legal proceedings shall be maintained in respect of the exercise of any discretion conferred by this Regulation or against any public servant or person duly appointed or authorised under this Regulation in respect of anything in good faith done or purporting to be done under the provisions thereof or the rules made thereunder

Bar of legal proceedings

49 (1) Nothing in the Mysore Registration Regulation shall be deemed to require the registration of any document, plan or map prepared, made or sanctioned in connection with a final scheme which has come into force and which has not been revoked

Registration of document plan or map in connection with a final scheme is not required

(2) All such documents, plans and maps shall, for the purposes of sections 48 and 49 of the Mysore Registration Regulation be deemed to have been and to be registered in accordance with the provisions of that Regulation

provided that documents, plans and maps relating to the sanctioned scheme shall be accessible to the public in the manner prescribed

50 Land needed for the purpose of a town planning scheme shall be deemed to be land needed for a public purpose, within the meaning of the Mysore Land Acquisition Regulation, 1894

Land needed for purpose of town planning scheme may be compulsorily acquired

51 (1) The Government may make rules consistent with the provisions of this Regulation to provide for all matters not specifically enacted therein

Rules.

(2) In particular and without prejudice to the generality of the foregoing power such rules shall be made to determine the following matters —

(a) the procedure to be followed by the officer appointed to hold an enquiry for the purpose of deciding a disputed claim as to ownership under section 4

(b) the notice to be given under section 5,

(c) the manner of publication of a declaration of intention to make a scheme under sub-section (2) of section 8,

(d) the manner of publication of a draft scheme under section 9,

(e) the further particulars to be prescribed for inclusion in the draft scheme under clause (f) of section 10

(f) the form of the commencement certificate to be granted by a local authority under clause (a) of sub-section (1) of section 14 and the conditions, if any, to be included therein

(g) the procedure to be followed by a local authority in making an enquiry under clause (c) of sub-section (1) of section 14,

(h) the time to be allowed for making a claim to compensation under section 20,

(i) the period within which payment is to be made to the local authority under section 23,

(j) the procedure to be prescribed under section 30 and the notices to be given under sub sections (1), (2) and (9) of that section,

(k) the form in which the arbitrator is to draw up the final scheme under sub-section (10) of section 29,

(l) the way in which the local authority is to publish a notification relating to the final scheme under sub-section (1) of section 39,

(m) the procedure to be followed by the local authority in summarily evicting a person under section 41,

(n) the notice to be given by the local authority before it takes action under section 43,

(o) the proportion of elected and nominated persons on a joint Planning Board under sub-section (2) of section 44,

(p) the manner of election of representatives of the several local authorities under sub section (3) of section 44,

(q) the manner in which documents, plans and maps shall be made accessible to the public under the proviso to section 50,

(r) the procedure to be adopted for securing co-operation on the part of the local authority with the owners or persons interested in land proposed to be included in a town planning scheme at every stage of the proceedings by means of conferences and such other means as may be expedient,

(s) the procedure to be followed by an arbitrator appointed under this Act,

(t) the procedure to be followed by a Tribunal of Arbitration under this Regulation,

(u) the procedure to be followed generally in carrying out the provisions and objects of this Regulation,

(v) the extent to which the proceedings of local authorities under this Regulation shall be regulated by any municipal or local law applicable to such authorities

(3) The power to make rules under this Regulation shall be subject to the condition of previous publication

Routine Notes.

[To be used only for notes, requisitions, etc not intended for permanent record]

Dear John

The paper on
desposal (Serial from
the Chairman City Imp
Committee) is missing
in this file. The file
was subd to Secy Com
plate and it is possible
the Serial has been
left behind either in
the Secys room or
in the 2nd floor
see if you can get
it to be

Yours truly

W. E. Ragsdale

2: HVM
S. S

NB —Should routine notes be written on small slips
the notes must be copied or slips pasted on
this form

GFB-40 000-5815

I did not find the 2d
before the Secy
as in the 1st
now as much as
Please get the paper
marked with the 2d

Routine Notes

[To be used only for notes, requisitions, etc not intended for permanent record.]

Draft of a B is requesting the
Vice President of the B city, Memphis
to send a copy of letter no 156 of
29-6-16 from the Chairman of the
City Improvement Committee is
submitted for approval

8/9/16.
~~8/9~~
8/9

Issue
8/9
8/9

N B —Should routine notes be written on small slips
the notes must be copied or slips pasted on
this form

G R S 26]

File No

Serial No

9
Copy No of letter replied to

General and Revenue Secretariat

()
the

191

Date of issue

11.9.16

Signed by

Mr B. N.

To

D.O. No 1822

mt

of 11.9.16

Dear Sir,

As letter no 156 of 29
from the Chairman of the
Bangalore City Improvement
Committee re the introduction
of a Town Planning Regulation
is ~~not~~ ~~not~~ not readily
available, I request that a
copy of the same may kindly
be sent early

Yours sincerely,

To

A Subba Rao Esq, 11 BHS II,

Bu
8/9

over
S SC

Senior Vice-President

Bangalore City Municipality

SLB/ECI
7/9/16

List of enclosures,

Copied by

Examined by

~~GFB-22,600-4-8-13~~

D O 179
Mr. V. 22
Clt 16/9/16

CITY MUNICIPAL OFFICE,
BANGALORE

GOVERNMENT OF MYSORE

Dated 14th Sept. 1916

Dear Sir

As requested in your D O letter No 1882/M1 dated the 11th instant, I send herewith a copy of letter No 156 dated the 29th June 1914 as well as the copy of the Resolution dated the 17th idem, re the introduction of a Town Planning Regulation

detached & put
in the file.

Yours sincerely,

R. M. M. M.
Vice President

To

B Narayanaswamiengar, Esq , B A , B L
Registrar, Genl & Rev
Secretariat, Bangalore.

B 1085

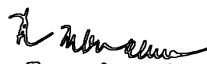
Chul 118-16-1

Copy of letter No. 156 dated 27th June 1914, from the Chairman, City Improvement Committee Bangalore, to the Secretary to the Government of His Highness, the Maharaja of Mysore, General and Revenue Departments Bangalore.

I have the honor to submit herewith, for the information and orders of Government, copy of resolution X of the City Improvement Committee dated the 17th instant, regarding the necessity for a Town Planning Regulation in connection with the City Improvement Scheme.

2 The Government of Bombay have under consideration a Town Planning Bill and a copy of the draft bill received from the Secretary of the Bombay Municipal Corporation is herewith submitted for reference. As a Regulation to facilitate the carrying out of the several improvements proposed by the City Improvement Committee is necessary not only for the Bangalore City but for the whole State, I request you will be so good as to move Government in the matter of introducing a similar Bill in the Mysore Legislative Council "

"Copy"


Vice President



Enc to Hnd 11874-1

Extract of

the Proceedings of the Bangalore City Improvement Committee at
the meeting held in the City Municipal Office at 7 30 A M.,
on the 17th June 1914

Present

Dewan Bahadur Raja Sabara Bhushana
K.F. Futtanna Chetty, Esquire,
Chairman

K Krishna Iyengar Esq, B A, L C E,
Deputy Chief Engineer

G H. Krumbeigel Esq, F R H S Supdt, Govt, Gardens

F G. D'Souza Esq, B A, M L, Under Secty, to Govt

T.G. Lakshmana Row Esq, L C E, President,
Mysore City Municipality

J. Bhoze Esq, L C E, A M I C E,
Sanity Engineer to Government

S H. Lakshminarasappa Esq, B Arch
Sub Assistant Engineer

R Subba Row Esq, M H.C W, L.S Sc,
Health Officer

T Ramachandra Row Esq, B A,
Municipal Engineer

H Ramaiya Esq

D.B. Ramachandara Mudaliar Esq

R K. Garudachar Esq,

Landi Harianna Esq,

Yejanna Basappa Esq,

R Ramaswamish Esq, B A
Secretary

x

x

x

x

X Mr Bhoze proposed that a Town Planning Act for the
Bangalore City was necessary to facilitate the carrying out of
several Schemes proposed

Resolved that a Town Planning Regulation, drawn up on the
lines of the Bombay Town Planning Act, is necessary to carry out
the improvements proposed for the City and that Government be
addressed in the matter

" E X T R A C T "

sg/- K.F. Futtanna Chetty,
City Improvement Committee


Vice President.

6661ml 7/18 3-16
To
The best measure in
the best way

Dear Sir

I forward herewith for your
reference a copy of the Draft
Town Planning Bill suggested
for introduction into Mysore
As I have been directed to
interview you on the ~~necessity~~
feasibility of the provisions
of the Bill I shall submit
a note to you before the
end of a month it will be
convenient if you can
~~devote~~ spare some time
for me on the 2nd instant
at Mysore.

If you consider

any other date more suitable
or convenient

I shall arrange to go to
Mysore on such date

It will be useful
if you can consider a
with other matters the

Yr. Belatedly

Yr.
Res.

and the proposed Regⁿ, and

the question whether the Imp: Regⁿ
should continue ~~on the~~ in force
even after the new Regⁿ comes into
force

Yours faithfully

Ho

ADDENDA TO THE DRAFT TOWN PLANNING BILL.

1. In the heading, before the words "Town Planning" insert the words "Housing and" and in the preamble "and the word "regulated" insert the words "and to the working class a housed suitably".

2. In subsection (1) of Section 1 insert the words "Housing and" between the words "Hygiene" and "Town".

3. In Section 2, add the following as clause (c) :-

"The expression "Working Classes" includes mechanic artisans, labourers and others working for wages, domestic servants whose income in any case does not exceed an average of Rs.10/- a month and such persons other than those working for wages and domestic servants as may be considered by Government as "working classes".

4. Add the following Sections as 3 A. and 3 B. :-

"3 A. A housing scheme shall provide dwellings for the working classes, it or by means of building new buildings or by means of the reconstruction, enlargement or improvement of existing buildings so as to make them available for the purpose subject to such conditions as the Government may prescribe on that behalf."

"3 B. For the making and execution of any housing scheme, the local authority may, with the previous sanction of Government, it or itself undertake the work or retain the right and effort in the execution by or for the loan out of its funds or from borrowings or it is entitled to apply for aid to the Government or any other authority for the purpose of the execution of the scheme or for the acquisition of land or the construction of buildings."

3.

5. In Section 5, after the words "town planning" in: insert
the words "of housing"

"a town planning"

6. In Section 5 after the words "of a housing", and
after the words "any town planning" insert the words "any
of housing".

7. In Section 50, after the words "a town planning" if in-
sert the words "of a housing".

8. In sub Section (2) of Section 51, add the following, with
the clauses (w) and (x) viz.,

"(w) The conditions subject to which and the manner
in which the dwellings constructed, reconstructed, enlarged, ^{or}
or improved under a housing scheme (Sec. 3 A.) shall be let ^{large}
sold or otherwise disposed of ^{as a whole}"

"(x) The conditions subject to which and the manner
in which loans may be advanced to societies under Sec. 1
B. B."

=====

ADDENDA TO THE DRAFT TOWN PLANNING BILL.

insert

1. In the heading, before the words "Total Planning" ^{is}, and insert the words "Housing and" and in the present word "and" the word "regulated" insert the words "and to the pr
ing classes housed suitably".

in planning" in-

3. In subsection (1) of Section 1 insert the words "fencing and" between the words "Mycora" and

th- following

3 In Section 2, add the following as (a)

"The expression "Working Classes" includes artisans, labourers and others working for the servants whose income in any case does not exceed an average of Rs 10/- a month and such persons are then those working for wages and domestic help and may be considered by Government as "workmen".

and the manner
constructed, enlarge
1.3 A. Merrill DeLath

ion and the manner
etics under Sec. 8

4 Add the following Sections as 3 A/r

"5 A A housing scheme shall provide for the working classes, either by means of new buildings or by means of the reconstruction or improvement of existing buildings as far as available for the purpose subject to the conditions the Government may prescribe on that behalf."

"3 B For the making and execution of any agreement, the local authority may, with previous sanction of Government, do or itself undertake the work or obtain to private enterprise and effort to be done by it, using loans out of its funds or from borrowings or the proceeds of any public or private subscription or otherwise for the purpose of carrying out the same."

2.

5. In Section 5, after the words "town planning" insert the words "or housing"

6. In Section 6 after the words ^{"a town planning"} ~~or~~ a housing and after the words "any town planning" insert the words "any Housing".

7. In Section 50, after the words "a town planning" insert the words "or a housing".

8. In sub Section (2) of Section 51, add the following as clauses (w) and (x) viz.

(w) The conditions subject to which and the manner in which the dwellings constructed, reconstructed, enlarged or improved under a housing scheme (Sec.3 A.) shall be let sold or otherwise disposed of".

"(x) The conditions subject to which and the manner in which loans may be advanced to societies under Sec.3 B."

Routine Notes.

[To be used only for notes, requisitions etc not intended for permanent record]

The Draft Note on Town
Planning based mainly on
the principles of the Bombay Act
seems to me to be all right
The note as at present framed
can apply only to undeveloped
areas and not to portions
of any city towns already
built upon. I am further
of opinion is securing many
advantages. I shall be happy
to do any further matters

Brunwank
4/6/1

M Ramanathan)

NB—Should routine notes be written on small slips,
the notes must be copied or slips pasted on
this form

Opinion

In Sec (3) add a new clause -

" the allocation of particular areas or zones for particular castes or people engaged in particular crafts or professions etc etc

As far as I have read of the various Acts & regulations on this subject I think the present draft is very complete & would much prefer require nothing in town planning

Shy
2/6/16

Opinion

The provisions of the bill as drafted are necessary and
Sensible

2 A chapter may be added making provision
for the preparation and execution of schemes
for the housing of the poorer classes and
for giving aid to ~~the~~ public bodies
such schemes. A few draft sections are suggested

3 A scheme for providing
for the poorer classes is under the Con-
sideration of the City Municipal Council
Bangalore and the grant of powers under the
Regulation will facilitate operations

B. M. Hanumanth
9/12/16



G.O.R. Secretariat
6/4/66

Dear Sir

as desired by you in person,

I forward herewith Draft
amendments necessary
to provide for housing
Schemes also in the Draft
Town Planning Bill

Yours sincerely
H. S. Srinivasan

ADDENDA TO THE DRAFT TOWN PLANNING BILL

1. In the heading, before the words "Town Planning" insert the words "Housing and" and in the preamble after the word "regulated" insert the words "and to the working classes housed suitably"

2 In subsection (1) of Section 1 insert the words "Housing and" between the words "Mysore" and "Town"

3. In Section 2, add the following as clause (g)

The expression "Working Classes" includes mechanics artisans, labourers and others working for wages, domestic servants whose income in any case does not exceed an average of Rs 15/- a month and such persons other than those working for wages and domestic servants as may be considered by Government as "working classes".

Add the following Sections as 3 A and 3 B -

"3 A A housing scheme shall provide ^{for} dwellings for the working classes, either by means of building new buildings or by means of the reconstruction, enlargement or improvement of existing buildings so as to make them available for the purpose subject to such conditions as the Government may prescribe in that behalf "

"3 B. For the making and execution of any housing scheme, the local authority may, with the previous sanction of Government, either itself undertake the work or stimulate private enterprise and effort in that direction by granting loans out of its funds or from borrowed -- capital to Societies of a purely philanthropic character in such manner and subject to such conditions as the Government may prescribe in each case or classes of cases"

The provisions of the Bill, as far as they go, seem to be just, reasonable and Comprehensive, ~~and that~~ ^{under guidance by the Regⁿ are likely to} The operations may be conducted in the manner which with the least unpopular and most Constitutional the provisions as all general & afford very little room for any difference of opinion, or discussion or objection.

The real difficulties that they may be experienced in the working of the Regⁿ can only be ascertained after some experience of its operations, and can then be suitably provided for in the detailed rules in various matters comprised in the Regⁿ as indicated in Sec 51 of the Regⁿ

H. H. A. Coffey
7/4/16. 6

In conclusion, I may add on behalf of the Mysore City that it will receive the same liberal grants from the State on account of its peculiar position and difficulties, as it has been getting under the Trust Board Regime.

26-3-16

Idukshumanarao

As it is since learnt that the Bill as draft cannot apply to areas already developed the City of Mysore Improvement Regulations will have to continue in force so far as work within the City is concerned, unless Government redraft the Mysore Planning Bill so as to include town improvement also. Personally I would recommend such an amendment.

Idukshumanarao
12 4 16

Suggestions and Remarks.
=====

- 1 Provision should be made in the Bill for Housing Schemes?

 for grant of loans for housebuilding.
- 2 The following points must be made clearer by amendments if

 necessary :-
 - (a) Section 36 (2) " Subject to the provisions of section 26
 (2)" to be inserted at the commencement.
 - (b) Who is to adjudicate upon claims under section 46?
 - (c) Validating clause necessary to validate operations started
 under Trust Board Regulation.
3. (a) Why not transfer section 6 to chapter III.?

 (b) Why not insert section 14 immediately after section 8?

26-3-16. }

Myra

John A. Anderson
Intld. T.L.

industry. The majority of its population is too poor to contribute anything towards improvement works however beneficial they may seem to be to them.

6. Town Planning Bill does not seem to have taken into its perview all the practical difficulties arising in reconstituting original plots and transferring the ownership of these plots, when the latter are subject to provisions claims of their parties such as mortgagees, hypothecates, co-parceners divided members of a family and other persons claiming under Civil Court decrees against one or more joint members of the family. *Provisions of minor and other persons with competent to alienate their estate notice in the Town Planning Bill* While Improvement Regulation provides for help in the shape of loans and built houses to persons affected by its operations to better accommodations themselves no provision of the kind exists in the Town Planning Bill. The mere giving of reconstituted plots will practically be of no benefit, unless the required help to properly ~~constraints~~ ^{constrains} thereon is also given.

8. The Improvement Regulation relieves the Municipality to ~~a great~~ ^{a great} extent, so that that body may give more attention to ordinary Municipal Administration, whilst the Town Planning Bill contemplates the increase of demands on the ~~business~~ ^{business} of Municipal Councillors.

9. The Improvement Regulation does not at present ^{place} the Municipal Funds under any embarrassment while the Town Planning Bill requires the Municipality to raise ~~the~~ loans to meet the cost of the Town Planning ~~Scheme~~ Scheme, necessitating eventual increased taxation on the already over burdened population.

10. The Town Planning Bill takes no special notice of ~~the~~ ^{the} overreaching of the Improvement Regulation nor does.

Are the provisions of the Town Planning Bill

necessary and suitable to the Mysore

C i t y.

1. The Mysore City has from the labours of the ~~Town Planning Bill~~ ^{Trust Board} undergone vast improvements already during the last 12 years. They have completed improvements to a ~~most~~ ^{large} extent in certain areas and are handling the other areas for treatment compatibly with the improvements effected in improved quarters. Only a small portion of the City remains for treatment on the general lines of improvement indicated in the Improvement Regulation. The introduction of the Town Planning Bill at this stage into the Mysore City does not therefore seem absolutely necessary. It may be deferred till at least the sanctioned schemes under the Improvement Regulation are carried out in their substantial ~~entirety~~.

2 There is further the question of jurisdiction. At present there are several properties in various parts of the City either ~~acquired~~ ^{acquired} by or vested in, the ~~Town Planning Bill~~ ^{Trust Board} Till these properties are duly handed over to the Municipality, the Municipal Council will have no jurisdiction over the same. So transfer these properties the ~~Town Planning Bill~~ ^{Trust Board} will have to be dissolved and arrangements made for the devolution of its assets ~~and~~ ^{and} liabilities and this means a work of time. Consequently the introduction of Town Planning ~~Bill~~ Regulation after the ~~draft bill~~ does not seem to be urgently needed for this City

What modifications seem necessary in the draft Bill?

Section 1 (2)

V-48

9

The point as to whether the regulation is to be extended to whole of the Municipal area of the Lysore City Municipality or only such part as wherein operations have not been started under the Improvement Regulation may be considered.

Section 6

Point for Consideration

May not this section come under Chapter III Finances?

I. Section 8 (1)

9

Are not details necessary with reference to section 3, in declaration of intention to make a Town Planning Scheme? Unless the rough details of scheme are published how can the persons interested put forth their objections?

V. Section 9 (1)

See 50 provisions

9

The making of Town Planning Scheme by the local authority is required to be so done in consultation with the owners. If no satisfactory *Conclusion* is possible to be arrived at, what course to be adopted ~~at~~ is not mentioned. This point requires to be ^{cleared} ~~closed~~ and the section modified accordingly *probably*.

Section 9 (2)

9

The word "area" in line 7 may be substituted by "Municipal ^d area" to remove doubts as to whether more than one comprehensive Town Planning Scheme for the whole City, may be made.

Section 10

Point for consideration

This section may conveniently be brought before section 6.



Ind.

~~I bid~~



The words " for public or Municipal purposes" may be substituted for "the local authority" in the last line of the Sub-Section.

Point to
elucidation

11/10

27



If the Tribunal of Arbitration is not a Court,
where is the money to be deposited or where
is the money to be deposited or where